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L G Y M Estate Agents  
Family Run - Property Professionals



## Ravens Bank, Whaplode St Catherines £299,000

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**Recently renovated to a very high standard and coupled with open plan living, this property really does boast a modern feel which is further enhanced with landscaped gardens, one of which overlooks the Holland River. The property operates with LPG heating and its own private drainage. In brief: porch, entrance hall, open plan kitchen/dining area/lounge, two double bedrooms, family bathroom. Outside front of the property is enclosed with decorative picket fencing and mainly laid to lawn, granite chipped driveway providing generous off-road parking, side gate to enclosed rear garden mainly laid to lawn, patio area, timber workshop and garden store. Call us ANYTIME to arrange a viewing - 01406 424441.**

### Accommodation Comprises:

Porch PVCu double-glazed entrance door, luxury vinyl tiled flooring, part glazed door to:

#### Entrance Hall

Luxury vinyl tiled flooring with under floor heating, central heating thermostat to control hallway and family bathroom, smoke detector, access to double insulated loft space, door to:

#### Open Plan Kitchen/Diner/Lounge 7.70m (25'3") max x 6.33m (20'9") max

Fitted Wren kitchen with a matching range of base and eye level units with worktop space over, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap, tiled surround, centre island with base storage cupboards, built-in five ring induction hob with extractor hood, retractable power bank, bespoke Alexa controlled kick board lighting, integrated fridge freezer, dishwasher, automatic washing machine, tumble dryer, built-in electric fan assisted oven, built-in microwave, concealed bin, two PVCu double-glazed windows to front, two PVCu double-glazed windows to rear, storage cupboard housing under floor heating controls, luxury vinyl tiled flooring with under floor heating. TV point, recessed ceiling spotlights, central heating thermostat, three ceiling spotlights and smoke detector, concealed LPG gas combination boiler serving heating system and domestic hot water, PVCu double-glazed entrance door to side, PVCu double opaque French doors to garden.

Main Bedroom 3.56m (11'8") x 3.51m (11'6") PVCu double-glazed window to front, luxury vinyl tiled flooring with under floor heating, full Fiber broadband central heating thermostat.

#### Bedroom 2 3.28m (10'9") x 2.97m (9'9")

PVCu double-glazed window to rear, luxury flooring with under floor heating, central heating thermostat.

#### Family Bathroom 2.97m (9'9") x 1.63m (5'4")

Fitted with four-piece suite comprising of a deep panelled bath, vanity wash unit with base cupboard, shower enclosure with fitted mains shower and glass door, WC with hidden cistern. Half ceramic tiled walls. PVCu opaque double-glazed window to rear, luxury vinyl tiled flooring with under floor heating.



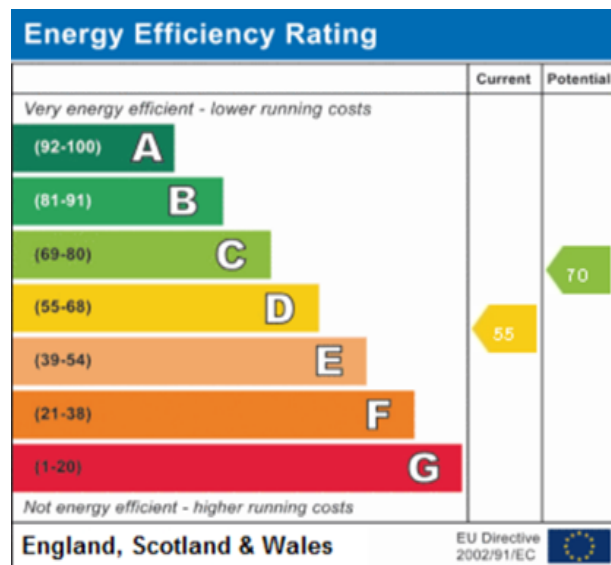
## Outside

The front of the property is enclosed by Laurel hedging and picket fencing, area laid to lawn set with flower and shrub borders and insets, outside lighting. The driveway is paved with granite chipping leading to the off-road parking. Side gate leading to an enclosed rear garden mainly laid to lawn, patio area, timber workshop with power and light, wooden garden store. Outside tap and lighting.

## Directions:

Leave our Church Street office and proceed along both Station Street and Fen Road. Head out of Holbeach on the B1168, at the crossroads turn right signposted Whaplode St Catherine. Proceed to the village and upon reaching the thirty-speed limit, the property can be located on your left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8RW.

Council Tax Band Band B. £1,557.61. South Holland District Council.



EPC – D

Money Laundering Regulations (AML) 2017 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008

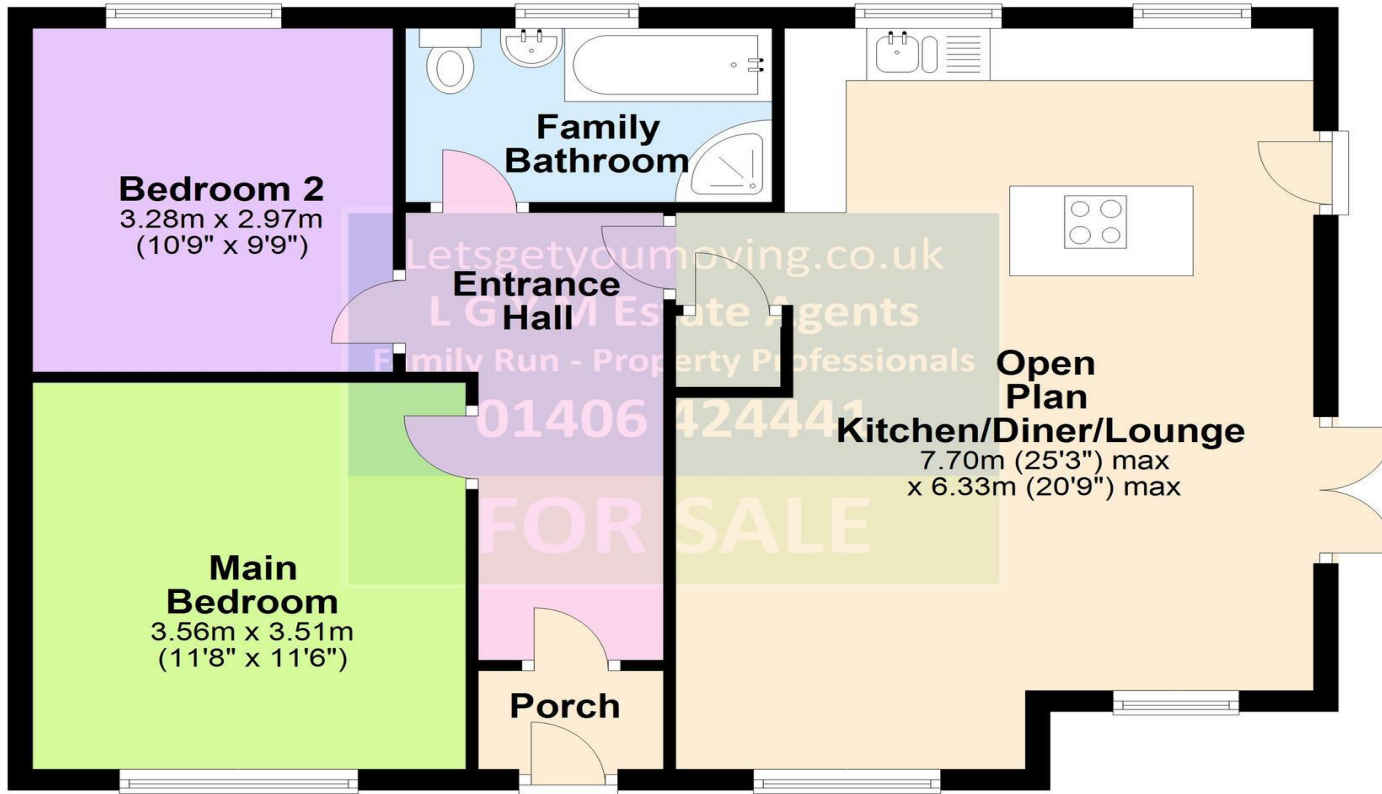






## Ground Floor

Approx. 71.2 sq. metres (766.7 sq. feet)



Total area: approx. 71.2 sq. metres (766.7 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.



## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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The advertisement features a family of three (a man, a woman, and a young girl) standing in front of a wooden fence. The man is on the left, the woman is on the right, and the girl is in the middle. They are all smiling and looking towards the camera. The background is a bright, sunny day with a blue sky and green grass. On the left, there is a blue and green sign with white text. On the right, there is a blue button with white text and a white mouse cursor pointing to it.