



## Chapel Street, Holbeach £159,995

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



**The ideal starter home set in Holbeach town centre which is also chain free. This smart detached property has a courtyard style enclosed rear garden, air source heating and allocated off road parking. In brief: Kitchen/breakfast, lounge/diner, cloakroom, first floor landing, two double bedrooms and a family bathroom. Call us ANYTIME to arrange a viewing - 01406 424441.**

### Accommodation Comprises:

PVCu double-glazed composite entrance door to:

Lounge 5.24m (17'2") min x 4.41m (14'6") max

PVCu double-glazed sash window to front, telephone point / BT broadband fibre speed 65MB, TV point, two wall lights, central heating thermostat, coving to ceiling, stairs to first floor landing, under-stairs storage cupboard.

Kitchen/Breakfast Room 3.93m (12'11") max x 3.85m (12'8") min

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, integrated fridge/freezer, dishwasher and automatic washing machine, built-in electric fan assisted oven, four ring halogen hob with extractor hood, PVCu double-glazed sash window to rear, radiator, vinyl floor covering, TV point, coving to ceiling, PVCu double-glazed double doors to rear garden.

Cloakroom

Fitted with two-piece suite comprising, wash hand basin, close coupled WC, extractor fan, tiled splashback, radiator, vinyl floor covering.

First Floor Landing

PVCu double-glazed sash window to side, coving to ceiling, smoke detector, access to insulated loft space, door to:

Main Bedroom 3.70m (12'2") min x 2.75m (9') max

Two PVCu double-glazed sash windows to front, radiator, TV point, coving to ceiling, airing cupboard housing hot water cylinder, linen shelving.

Bedroom 2 3.12m (10'3") min x 2.78m (9'1") max

PVCu double-glazed sash window to rear, radiator, telephone point, TV point.

Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted mains shower and glass door, pedestal wash hand basin, shaver point, close coupled WC, extractor fan, tiled surround, PVCu opaque double-glazed sash window to side, radiator, vinyl floor covering, coving to ceiling.

Directions Leave our Church Street office and turn right at the traffic lights onto High Street. Take the right turn onto Chapel Street where the property can be found immediately on your left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7DD.

OutsideThe property has a shared driveway providing access to the allocated off-road parking and rear garden.

Council Tax BandingBand B - £1,614.90 April 2023 to March 2024, South Holland District Council.

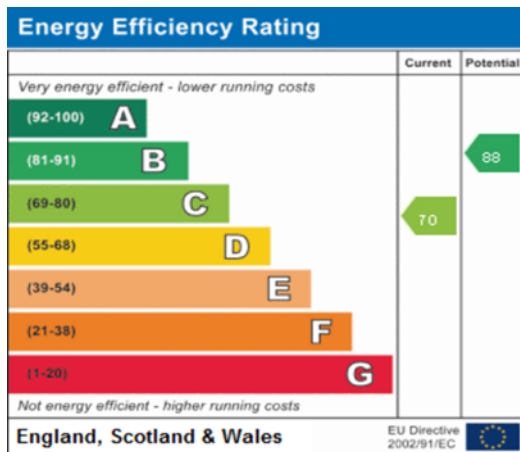
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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

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