

John Harrison Way, Holbeach

£1,250 PCM



**** PETS ALLOWED **** A smart detached family home is available now to rent in a popular part of Holbeach with off-road parking and an enclosed low maintenance rear garden with patio area. In summary - Entrance hall, lounge, separate dining room, kitchen/breakfast room, utility room, ground floor cloakroom, first floor to 4 bedrooms, En-suite, and family bathroom. Deposit - £1,442.31

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



Accommodation Comprises:

Part glazed entrance door with matching side panel to:

Entrance Hall

Radiator, fitted carpet, central heating thermostat, stairs to first floor landing.

Kitchen/Breakfast Room 4.15m (13'7") x 3.00m (9'10")

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer, mixer tap and tiled surround, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood, PVCu double-glazed window to front and rear, radiator, ceramic tiled flooring, recessed ceiling spotlights, door to:

Utility Room 1.95m (6'5") x 1.80m (5'11")

Base units with worktop space over with tiled surround, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for tumble dryer, PVCu double-glazed entrance door.

Lounge 4.90m (16'1") max x 4.10m (13'5")

Two PVCu double-glazed windows to side, gas fire with wooden surround, radiator, fitted carpet, TV point.

Dining Room 3.55m (11'8") x 2.70m (8'10")

Radiator, ceramic tiled flooring, double-glazed patio door to garden, understairs storage cupboard.

Cloakroom

PVCu double-glazed window to rear, fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, radiator, ceramic tiled flooring.

First floor Landing

PVCu double-glazed window to side, radiator, fitted carpet, access to insulated loft space, door airing cupboard with linen shelving, door to:

Main Bedroom 5.14m (16'10") max x 4.15m (13'7") max

PVCu double-glazed window to front and rear, radiator, fitted carpet, built-in double wardrobe with hanging space and shelving, door to:

En-suite

Fitted with three-piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted mains shower and glass door, close coupled WC, tiled surround, PVCu opaque double-glazed window to rear, vinyl floor covering.

Bedroom 2 3.15m (10'4") x 2.75m (9')

PVCu double glazed window to side, built-in double wardrobe with hanging rail and shelving, radiator, fitted carpet.

Bedroom 3 3.48m (11'5") max x 2.80m (9'2") max

PVCu double-glazed window to side, radiator, fitted carpet.

Bedroom 4 3.15m (10'4") x 2.05m (6'9")

PVCu double-glazed window to side, radiator, fitted carpet.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin, close coupled WC, tiled surround, PVCu opaque double-glazed window to rear, vinyl floor covering.

Garage 4.15m (13'7") x 2.64m (8'8")

Detached single garage with power and light connected, up and over door.

Outside

The front of the property is low maintenance with off-road parking leading to the single garage. A side gate leads to an enclosed rear garden mainly laid to lawn with patio area.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road. At the roundabout take your first exit onto Greenwich Avenue, then your next left onto John Harrison Way where the property can be located on the left-hand side at the bottom of the cul-de-sac. For satellite navigation, the property postcode is: PE12 7JH.

Council Tax

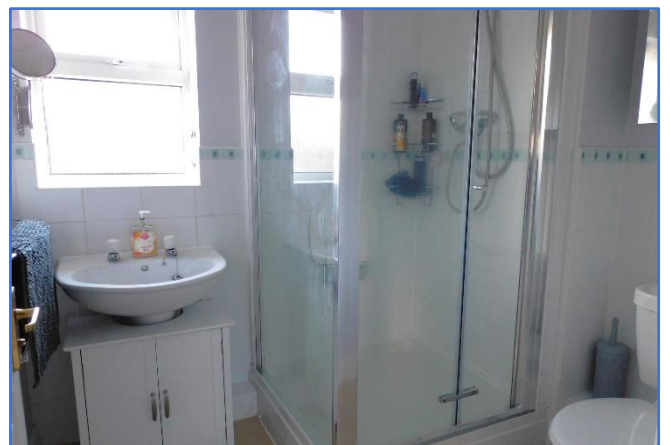
Band D - £2,076.30 from April 2023 to March 2024, South Holland District Council.

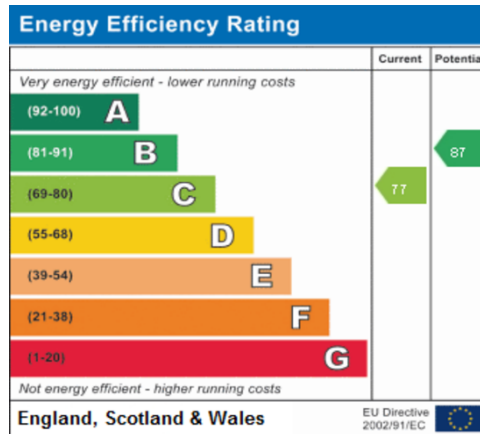
EPC - C

Items shown in photographs are NOT included unless specifically mentioned within the property particulars. They may however be available by separate negotiation.

Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Total area: approx. 130.0 sq. metres (1399.2 sq. feet)

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

Disclaimer

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

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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.

An advertisement for estate agents. The background is a photograph of a family moving into a new home. A young girl is running happily towards the camera in a bright, sunlit room. In the background, a woman and a man are carrying cardboard boxes through a doorway. To the left of the girl, there is a stack of several cardboard boxes. The overall atmosphere is warm and positive, suggesting a successful move.

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