

## Farrow Avenue, Holbeach

£700 PCM



**\*\* AVAILABLE NOW \*\* NO PETS \*\* A smart 2 bed semi detached property with off road parking and an enclosed rear garden. Entrance hall, lounge, fitted kitchen, first floor to two bedrooms and the family bathroom. Corner plot with area laid to lawn, enclosed rear garden. Deposit £807.69 - Holding fee £161.53. Call us ANYTIME to book your viewing - 01406 424441.**

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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:

PVCu double glazed entrance door to:

Entrance Hall

Staircase to first floor landing, double radiator, textured ceiling, smoke detector, door to:

Lounge 5.14m Max (including bay) x 3.28m

Feature coal effect gas fire with marble insert and hearth with ornate wooden surround, TV point, telephone point, wooden laminate flooring, wall mounted central heating thermostat, PVCu double glazed bay window to front aspect, door to:

Fitted Kitchen 2.79m reducing to: 1.71m x 3.28m (L Shaped Room)

Fitted with a matching range of wall mounted and floor standing units with worktop space over, tiled splashback, stainless steel sink drainer sink unit, fitted 4 ring gas hob with electric oven below, extractor hood over, plumbing for washing machine, wall mounted gas fired boiler servicing heating and domestic hot water, wall mounted heating and hot water control panel, ceramic tiled flooring, PVCu double glazed window to rear aspect, PVCu double glazed door to rear garden, door to built in understairs storage cupboard with power and light connected.

First floor landing

Textured ceiling with access to loft space, smoke detector, door to:

Bedroom 1 3.31m x 3.06m

Textured ceiling, radiator, PVCu double glazed window to front aspect.

Bedroom 2 3.30m x 1.80m

Textured ceiling, radiator, door to built in over stairs airing cupboard housing hot water tank with linen shelving, PVCu double glazed window to rear aspect.

Family bathroom 2.38m x 1.60m

Fitted with a three-piece suite comprising: Deep panel bath with mixer tap, Triton electric shower over, pedestal wash hand basin with mixer tap, tiled splashback, close coupled dual flush WC, radiator, textured ceiling, PVCu double glazed opaque window to side aspect.

Outside:

The property is situated on a corner plot with areas laid to lawn, pathway leads to the main entrance door, gravel driveway provides off road parking to the side. The rear garden is enclosed with wooden panel fencing with area laid to lawn, paved patio area, timber garden store, outside water tap.

EPC: D

Council Tax Banding:

A - £1384.26 - South Holland District Council

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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## Ground Floor

Approx. 27.5 sq. metres (295.5 sq. feet)



## First Floor

Approx. 25.1 sq. metres (270.3 sq. feet)



Total area: approx. 52.6 sq. metres (565.8 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 photograph of a family moving into a new home. A young girl is running happily towards the camera in the foreground. In the background, a woman and a man are carrying cardboard boxes through a doorway. The room is filled with stacks of boxes, and bright sunlight streams in from a window, creating a warm and positive atmosphere.