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L G Y M Estate Agents
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Balmoral Way, Holbeach £390,000

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

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



**** WOW ** IMMACULATE DETACHED FAMILY HOME **** This large 4 bed detached family home is situated on a corner plot with wrap around landscaped gardens which benefits from 4 reception rooms and 4 double bedrooms, 2 of which have En-suite shower rooms. In brief: Reception hall, lounge, garden room, separate dining room, study, kitchen breakfast, utility, ground floor cloakroom. 4 double bedrooms to the first floor, 2 with En-suite shower rooms and the family bathroom. Outside: Double detached garage with ample off-road parking, beautiful gardens.

Call us anytime to arrange your viewing - 01406 424441.

Accommodation Comprises:

Storm Porch

Courtesy lighting, PVCu double glazed entrance door with glazed inserts and matching side panels to:

Reception Hall 4.65m x 3.56m max (15'3" x 11'8")

Cove to textured ceiling, smoke detector, staircase to first floor landing with built in understairs dog/cat enclosure, wood effect flooring, wall mounted central heating thermostat, double opening doors to built-in cloaks cupboard with shelving and hanging space, feature double opening doors with stained glass inserts to:

Lounge 6.93m x 3.945m (22'9" x 12'11")

Feature wood burning stove recessed into an ornate chimney breast with granite hearth, cove to textured ceiling, TV points x 2, feature wall mounted shelving unit, 2 x radiators, wall light points, PVCu double glazed windows to front aspect, PVCu double glazed French doors to:

Garden Room 4.16m x 3.94m (13'8" x 12'11")

Of brick-built construction to PVCu double glazed units with top opening vent windows, polycarbonate roof with insulated and boarded internal ceiling, with light and fan, TV point, PVCu double glazed French doors to the rear garden.

Separate Dining Room 4.44m x 3.27m (14'7" x 10'9")

Cove to textured ceiling, radiator, wooden effect flooring, PVCu double glazed window to front aspect.

Study 3.19m x 3.16m (10'6" x 10'4") max

Fitted office suite with desk, drawers and shelving units, cove to textured ceiling, radiator, PVCu double glazed window to side aspect.

Kitchen Breakfast 4.45m x 3.64m (14'7" x 11'11")

Fitted with a matching range of wall mounted units with pelmet lighting and floor standing units with worktop space over, polycarbonate one and a quarter bowl sink unit with mixer tap, Water softener unit, fitted 5 ring De Dietrich gas hob with extractor fan over, fitted eye level Hoover fan assisted double oven and grill, waist height built in microwave, integrated fridge, ceramic tiled flooring, radiator, PVCu double glazed window to rear aspect, door to walk in pantry with storage shelving, light point connected.

Utility Room 2.43m x 2.42m (8' x 7'11")

Fitted with a matching range of wall mounted and floor standing units with worktop space over, stainless steel single drainer sink unit, plumbing for washing machine, plumbing for dishwasher, space for tall standing fridge and freezer, wall mounted gas fired central heating boiler (concealed in cupboard) servicing heating and domestic hot water.

Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Wall mounted hand wash basin with tiled surround, close coupled WC, radiator, cove to textured ceiling, PVCu double glazed window to rear aspect.

First Floor Split Level landing 5.25m x 3.68m max (17'3" x 12'1) max

Spindle split level staircase, cove to textured ceiling with access to loft space, mains smoke detector, radiator, double opening doors to built-in airing cupboard housing large hot water tank with linen shelving, PVCu double glazed window to front aspect, door to:

Bedroom 1 3.94m x 3.66m (12'11" x 12)

Cove to textured ceiling, range of built in wardrobes with hanging space and storage shelving, TV point, radiator, PVCu double glazed window to rear aspect, door to:

En-Suite Shower Room

Fitted with a three-piece suite comprising: Tiled shower enclosure with fitted mains thermostatic shower, tiled surrounds, pedestal wash hand basin, close coupled WC, extractor fan, shaver point, radiator, cove to textured ceiling, PVCu double glazed opaque window to rear aspect.

Bedroom 2 4.46m x 3.30m (14'8" x 10'10")

Cove to textured ceiling, telephone point, TV point, radiator, PVCu double glazed window to front aspect, door to:

En-Suite Shower Room

Fitted with a three-piece suite comprising: Tiled shower enclosure with fitted mains thermostatic shower, tiled surrounds, pedestal wash hand basin, radiator, close coupled WC, extractor fan, shaver point, cove to textured ceiling, wood effect flooring, PVCu double glazed opaque window to side aspect.

Bedroom 3 4.46m x 3.70m (14'8" x 12'2")

Cove to textured ceiling, radiator, PVCu double glazed window to rear aspect.

Bedroom 4 3.96m x 3.22m (13' x 10'7")

Cove to textured ceiling, radiator, PVCu double glazed window to front aspect.

Re-Fitted Family Bathroom

Fitted with a three-piece suite comprising: Twin end deep panel bath with central mixer tap, tiled surrounds, detailed panels to lower walls, close coupled WC, pedestal wash hand basin, shaver point, extractor fan, radiator, PVCu double glazed opaque window to side aspect.

Outside:

The property is situated on a corner plot with gravel driveway with turning point providing ample off-road parking leading to:

Detached Double Garage 5.55m x 5.43m (18'3" x 17'10")

Brick built detached double garage with twin up and over doors, power and light connected, personal door to side exit, wood store to the side.

The front garden is open plan with area laid to lawn with flower and shrub borders with pathway leading to the main entrance door with storm porch, outside courtesy lighting. The rear enclosed garden wraps around the property enclosed with wooden panel fencing, area laid to lawn with inset flower and shrub borders, outside power point, outside tap, courtesy lighting, feature granite chipped area with pergola over with mature Wisteria covering, paved patio seating areas, to the side is a vegetable garden with greenhouse and fruit trees. To the other side is an enclosed patio seating area. The landscaped gardens compliment this executive spacious property, viewing is highly recommended. Call us anytime on 01406 424441.

Directions:

Leave our Church Street office and turn right onto High Street, continue along onto Fleet Street, then take the left fork passed The Factory Shop onto Foxes Low Road, continue along turning left onto Kings Road and then Right onto Balmoral Way. The property can be found on the left-hand side at the cul de sac. For satellite navigation the property postcode is: PE12 7RN.

Council Tax Banding:

E - £2658.11 – South Holland District Council 2024/25

EPC: C

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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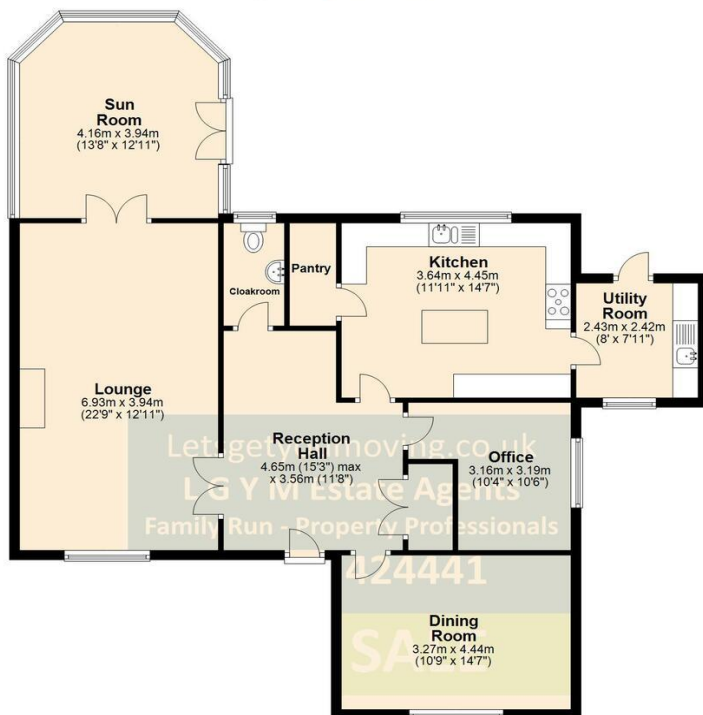




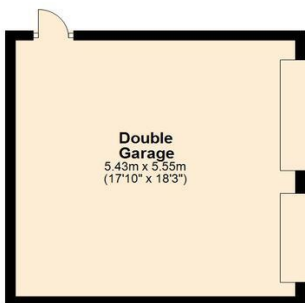
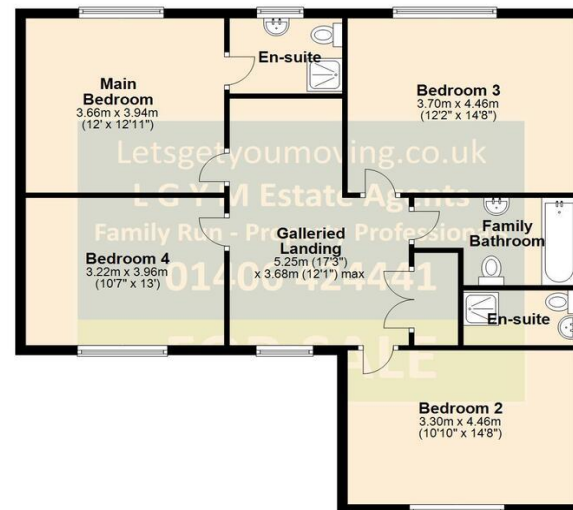
| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 81 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Ground Floor
 Approx. 142.6 sq. metres (1534.9 sq. feet)



First Floor
 Approx. 91.5 sq. metres (985.0 sq. feet)



Total area: approx. 234.1 sq. metres (2519.9 sq. feet)

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



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Disclaimer

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

Money Laundering Regulations 2003

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.



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