



Fairfields, Holbeach £234,995

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



**** NO CHIAN ** A three-bedroom detached bungalow set in a sought-after location in Holbeach. The property is within easy walking distance of the town center and all its local amenities. In brief: entrance hall, Lounge, kitchen/diner, utility room, cloakroom, family bathroom, three double bedrooms. Outside: single garage with off road parking, enclosed rear garden. Call us ANYTIME to book your viewing - 01406 424441.**

Accommodation Comprises:

PVCu double-glazed entrance door to:

Entrance Hall

Radiator, telephone point, central heating thermostat, coving to textured ceiling with smoke detector, access to insulated loft space, door to storage cupboard with linen shelving.

Lounge 4.67m (15'4") x 3.57m (11'9")

PVCu double-glazed bow window to front, coal effect gas fire with wooden surround, marble effect inset and hearth, Radiator, TV point, coving to textured ceiling.

Kitchen/Diner 3.57m (11'9") x 3.21m (10'6")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap and tiled surround, wall mounted gas boiler serving heating system and domestic hot water, space for fridge, electric point for cooker, PVCu double glazed window to side, single glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling, door to:

Utility Room 2.57m (8'5") x 1.47m (4'10")

With worktop space over, plumbing for automatic washing machine, space for freezer, PVCu double- glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling, door to:

Cloakroom

PVCu opaque double-glazed window to side, fitted with a two-piece suite corner wall mounted wash hand basin, close coupled WC, tiled splashback, coving to textured ceiling.

Main Bedroom 3.57m (11'9") x 3.57m (11'9")

PVCu double-glazed window to front, fitted bedroom suite with a range of wardrobes comprising wardrobes with hanging rail and shelving, dressing table and bedside cabinets, radiator, coving to textured ceiling.

Bedroom 2 3.57m (11'9") max x 2.83m (9'3")

PVCu double-glazed window to side, radiator, coving to textured ceiling.

Bedroom 3 2.98m (9'9") x 2.53m (8'4")

PVCu double-glazed window to rear, radiator, coving to textured ceiling.

Family Bathroom

Fitted with four-piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower cubicle with fitted electric shower and glass door, close coupled WC, half ceramic tiled walls, heated towel rail, shaver point, PVCu double-glazed window to rear, vinyl floor covering, coving to textured ceiling.

Garage 4.73m (15'6") x 2.84m (9'4")

Brick built garage with power and light connected, eave storage space, PVCu double-glazed window to rear, up and over door.

Outside

The property is open plan with an area laid to lawn with flower borders, outside lighting, off road parking to the side of the property leading to the single garage. Side gate to enclosed rear garden with field views, patio area laid to lawn. Outside tap.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road then turn right into Fairfields, where the property can be located on the left-hand side. For satellite navigation, the property postcode is: PE12 7JE.

Council Tax

Band C - £1,845.60 April 2023 to March 2024.

EPC - TBC

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.

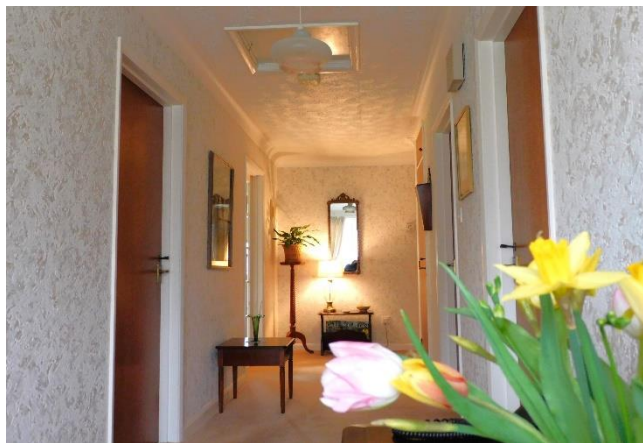
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Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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

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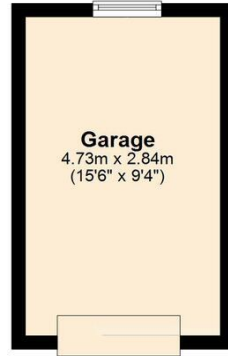
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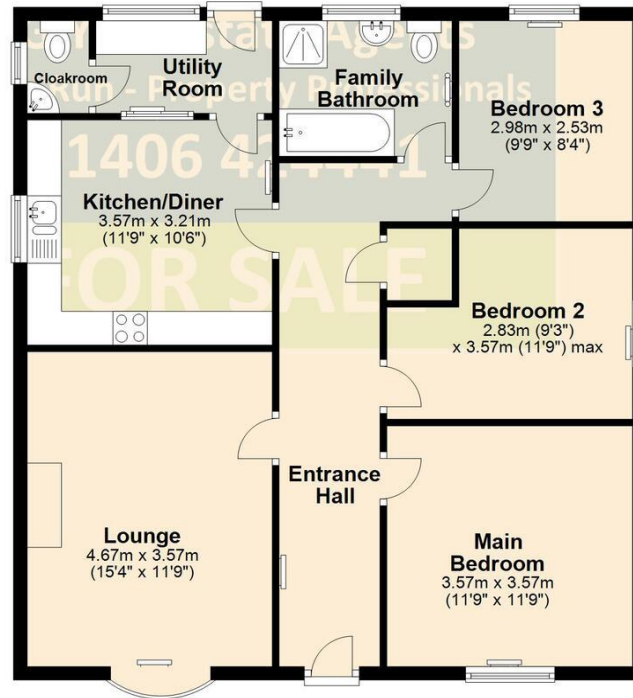
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Ground Floor

Approx. 98.0 sq. metres (1055.3 sq. feet)



Garage
4.73m x 2.84m
(15'6" x 9'4")



Total area: approx. 98.0 sq. metres (1055.3 sq. feet)

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

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

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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, carrying a box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window, creating a bright and positive atmosphere.