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L G Y M Estate Agents
Family Run - Property Professionals



Edinburgh Walk, Holbeach £324,995

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



**** Amazing ** Detached Family Home ** This stunning three/four bed detached home is located close to Holbeach town centre within easy reach of local shops and post office along with the 505 bus route. In brief accommodation comprises: Electric gated access to ample area for off road parking, entrance porch, entrance hall, lounge with dining area off, garden room, fitted kitchen/breakfast, utility room, ground floor cloakroom, family room/bedroom 4. First floor to three bedrooms and the family shower room. Outside: Electric remote controlled gated access to granite chipped driveway provides ample off-road parking for several vehicles, outside courtesy lighting, EV charging point with external power socket. The rear garden is enclosed with wooden panel fencing with area laid to lawn with irrigation system, extensive paved patio with raised seating area, outside water tap, outside power points, outside courtesy lighting, timber built insulated cabin with power and light connected, workshop located behind, further timber garden lean to store with bin storage, flower, and shrub borders. Viewing of this property is highly recommended.**

Call us ANYTIME to book a viewing – 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panels to:

Entrance Porch 1.9m x 0.91m (6'4" x 3')

Sensor lighting, tiled flooring, wooden entrance door with sealed unit double glazed insert with matching side panels to:

Entrance Hall 3.81m x 2.18m max (12'6" x 7')

Feature parquet flooring, cove to ceiling with mains smoke detector, telephone point, wall mounted Nest thermostat control, staircase to first floor landing, Oak door to:

Lounge 4.87m x 3.93m (16' x 12'11")

Feature wall mounted flame effect fire with timber mantle over, TV point, satellite TV point, cove to ceiling, wall light points, radiator, PVCu double glazed window to front aspect, opening to:

Dining Area 3.05m x 2.90m (10' x 9'6")

Wall light points, cove to ceiling, radiator, Oak door to Kitchen/Breakfast, opening to:

Garden Room 6.10m x 2.90m (20' x 9'6")

Of brick-built construction to PVCu double glazed units with top opening windows, insulated vaulted tiled roof with recessed spotlights, TV point, radiator, Karndean click flooring, PVCu double glazed French doors to rear garden.

Kitchen Breakfast Room 4.19m x 3.10m max (13'9" x 10'2")

Fitted with a matching range of high gloss wall mounted and floor standing units with work top space over, larder units and corner carousel units. Franke black carbon one and a half bowl sink unit with fitted Kettle instant boiling water swan neck mixer tap, fitted NEFF dishwasher, space and connection for an electric range style cooker, cove to ceiling with recessed sensor spotlights, door to built in understairs storage cupboard with power and light connected and storage shelving, Oak door to entrance hall, Karndean click flooring, opening to:

Utility Room 2.64m x 1.52m (8'8" x 5')

Fitted with floor standing high gloss larder units with space and plumbing for an American style fridge freezer with wine rack over, recessed spotlights to coved ceiling, PVCu double glazed door to rear garden, Karndean click flooring, Oak door to family room/bedroom 4, Oak door to:

Ground Floor Cloakroom 2.51m x 1.32m (8'3" x 4'4")

Fitted with a two-piece suite comprising: Concealed cistern dual flush WC with storage cupboard to side and over, vanity wash hand basin with mixer tap, tiled surrounds, plumbing for washing machine, space for tumble dryer with worktop space and storage cupboards over, Karndean click flooring, cove to ceiling with recessed spotlights, PVCu double glazed opaque window to side aspect.

Family Room/Bedroom 4 5.38m x 2.97m (17'8" x 9'9")

Cove to ceiling with recessed spotlights, 2 x radiators, TV point, PVCu double glazed window to front and side aspects.

First Floor Landing

Cove to ceiling with access to insulated loft space with pull down larder, boarding, power and light with storage shelving, PVCu double glazed window to side, door to built-in airing cupboard housing hot water tank with linen shelving, wall mounted gas fired central heating boiler servicing heating and domestic hot water, door to:

Bedroom 1 4.24m x 3.51m max (13'11" x 11'6")

Fitted with a matching range of built in wardrobes with hanging space and shelving with drawer units, TV point, radiator, cove to ceiling, PVCu double glazed window to front aspect.

Bedroom 2 4.24m x 3.66m max (13'11" x 12')

Fitted with a matching range of built in wardrobes with hanging rails and storage shelving, TV point, radiator, cove to ceiling, PVCu double glazed window to rear aspect.

Bedroom 3 2.87m x 2.49m max (9'5" x 8'2")

Fitted with a range of fitted wardrobes with hanging rail and storage shelving, radiator, cove to ceiling, PVCu double glazed window to front aspect.

Family Shower Room 2.81m x 1.60m (9'3" x 5'3")

Fitted with a three-piece suite comprising: Triple length tiled shower enclosure with fitted thermostatic power shower with glass side screen, close coupled WC, vanity wash hand basin with mixer tap, storage cupboards under and over, fully tiled surrounds, Karndean click flooring, vertical radiator, extractor fan, shaver point, PVCu opaque double glazed window to rear aspect.

Outside:

Electric remote controlled gated access to granite chipped driveway provides ample off-road parking for several vehicles, outside courtesy lighting, EV charging point, external power points, gated access to the side leads to:

The rear garden which is enclosed with wooden panel fencing with area laid to lawn with irrigation system, extensive paved patio with raised seating area, outside water tap, further seating area, outside power points, outside courtesy lighting.

Cabin 4.11m x 3.40m (13'6" x 11'2")

Timber built and insulated cabin with power and lights connected, access to roof storage area, extractor fan, sealed unit double glazed window to side, sealed unit double glazed French doors to front aspect.

Workshop 3.45m x 2.97m (11'4" x 9'9")

Power and light connected, workbench, entrance door to side aspect.

Timber Garden Store 5.43m x 1.21m (17'10" x 4')

Light connected.

Agents Notes:

There are 23 solar panels to the roof (front and rear elevations) which are owned by the vendors, they also benefit from a feed in electric tariff.

Directions:

Leave our Church Street office and turn right onto High Street, continue along taking the left turn at the Police Station onto Edinburgh Walk where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7AP.

Council Tax

C - £1,933.17 – South Holland District Council 2024/25

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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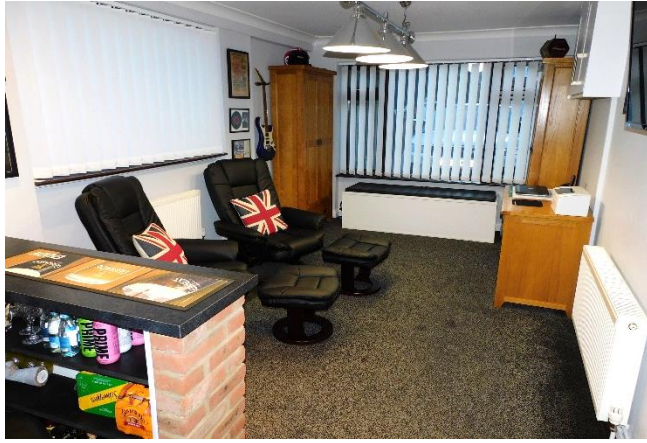
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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.



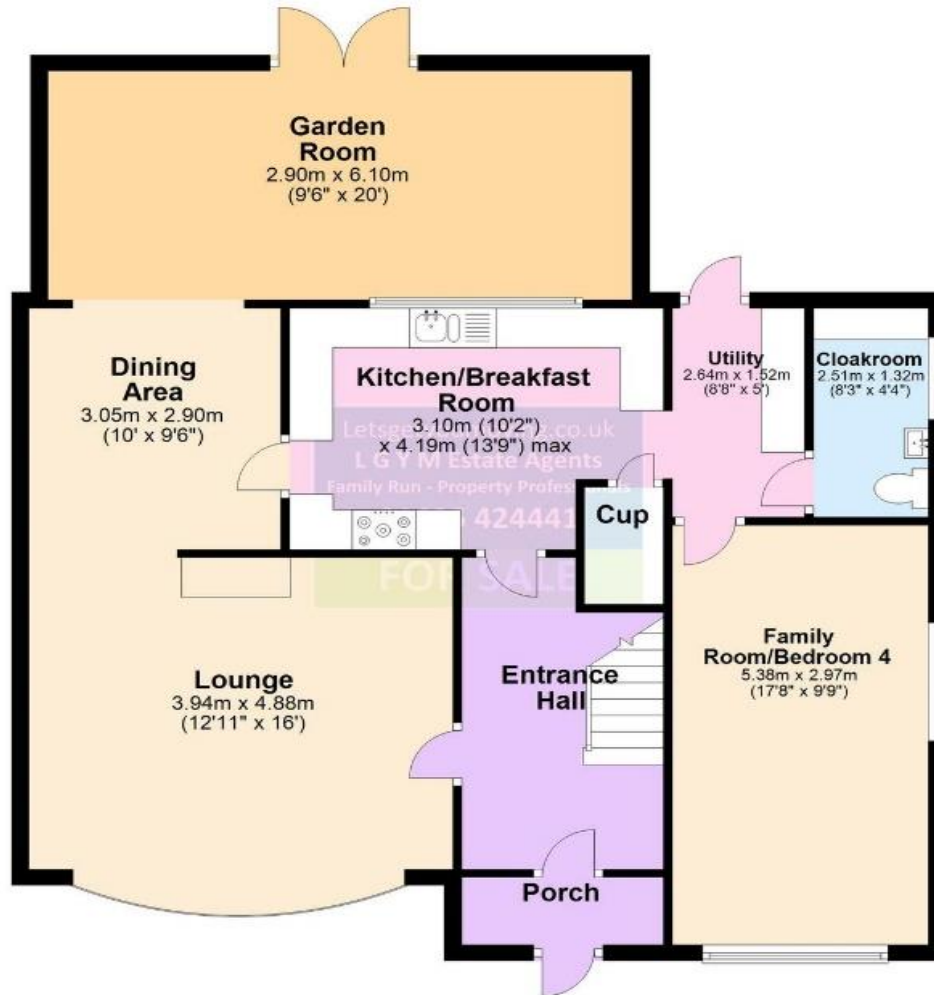






Ground Floor

Approx. 96.3 sq. metres (1036.8 sq. feet)



First Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



Total area: approx. 147.0 sq. metres (1582.8 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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