



## Market Rasen Way, Holbeach £194,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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



**A lovely three bed semi detached family home which has been redecorated throughout and benefits from PVCu double glazed and a replacement gas fired Ideal condensing combination boiler with the remainder of the manufacturers guarantee, In Brief: Entrance hall, lounge, kitchen diner, first floor to three bedrooms and the family bathroom. Outside gravel driveway provides off road parking leading to a single garage. The property is situated on a corner plot. Call us ANYTIME - 01406 424441.**

### Accommodation Comprises:

PVCu double glazed door with glazed inserts and matching side panel to:

#### Entrance Hall

Cove to textured ceiling, radiator, telephone point, staircase to first floor landing, mains smoke detector, door to:

#### Lounge 5.53m x 3.52m max

Feature living flame effect gas fire with marble insert and surround with ornate wooden surround, wall light points, TV point, radiator x 2, PVCu double glazed window to rear aspect, PVCu double glazed patio doors to rear garden.

#### Kitchen Diner 4.25m x 2.78m

Fitted with a matching range of wall mounted and floor standing units with worktop space over, one and a quarter bowl stainless steel sink unit with mixer tap, fitted Lamona electric oven with 4 ring gas hob over, extractor hood, telephone point, TV point, space for fridge freezer, cove to textured ceiling, dado rail, replacement wall mounted gas fired Ideal condensing combi boiler (with remainder of the manufacturers guarantee approx. 7 years), PVCu double glazed window to front aspect.

#### First Floor Landing

Cove to ceiling with access to loft space, mains smoke detector, dado rail, door to built in airing cupboard with linen shelving, door to:

#### Bedroom 1 4.53m max x 3.34m

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

#### Bedroom 2 4.26m x 2.91m excluding door recess.

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

#### Bedroom 3 3.28m max x 2.49m

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

Family Bathroom 2.57m x 2.11m

Fitted with a three-piece suite comprising: Deep panel bath, replacement wall mounted Triton electric shower over, tiled surround, close coupled dual flush WC, extractor fan, pedestal wash hand basin, shaver point, radiator, cove to textured ceiling, PVCu double glazed opaque window to rear aspect.

EPC: C

Council Tax Banding:

B - £1,691.53 – South Holland District Council – 2024/25.

Directions:

Leave our Church Street office and take the far right over the traffic lights onto Park Road, continue past the park taking the 2nd right on to Market Rasen Way, follow the road where the property can be located on the right-hand side. For satellite navigation the property postal code is: PE12 7QX.

***AGENTS NOTE: This property would attract a rental yield of £950 PCM ( £11,400 per annum).***

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.

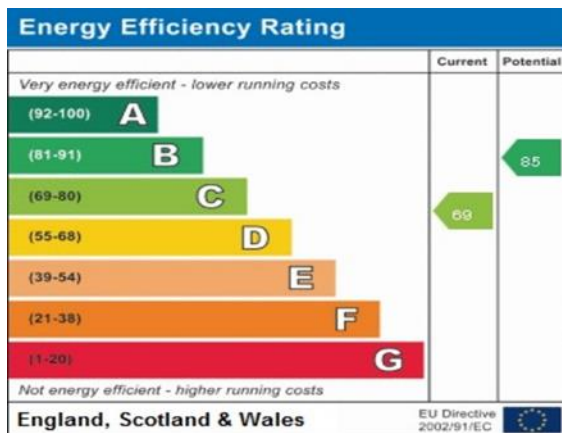
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.



Reference:  
30 9 14/02/2014/12/14









[www.themortgagepeople.com](http://www.themortgagepeople.com)

10 Pinchbeck Road, Spalding, Lincs, PE11 1QD

Tel: 01775 71 81 33

House Purchase  
Remortgage  
Buy-to-Let  
Capital Raising  
Debt Consolidation  
Commercial  
Bad Credit History  
Shared Ownership

Whole of market mortgage and protection advice with a local experienced adviser.  
Your home may be repossessed if you do not keep up repayments on your mortgage.  
Commercial mortgage enquiries will be referred to a commercial mortgage specialist.



**SOUTH LINCS  
SURVEYORS**

Your local, independent  
building surveyors

📞 01775 422211

✉ info@southlincssurveyors.com

🌐 www.southlincssurveyors.com

Level 2 RICS  
Homebuyer Surveys

New Build Snagging  
Surveys

Energy Performance  
Certificates (EPC)

RICS Valuations



**DERVENSURE  
INSURANCE BROKERS LTD**

To discuss your needs call **01406 423340**  
or pop in to our office:

**44 High Street, Holbeach  
Spalding PE12 7ED**

**www.dervensure.co.uk**

**INSURANCE THAT'S  
ON YOUR DOORSTEP**

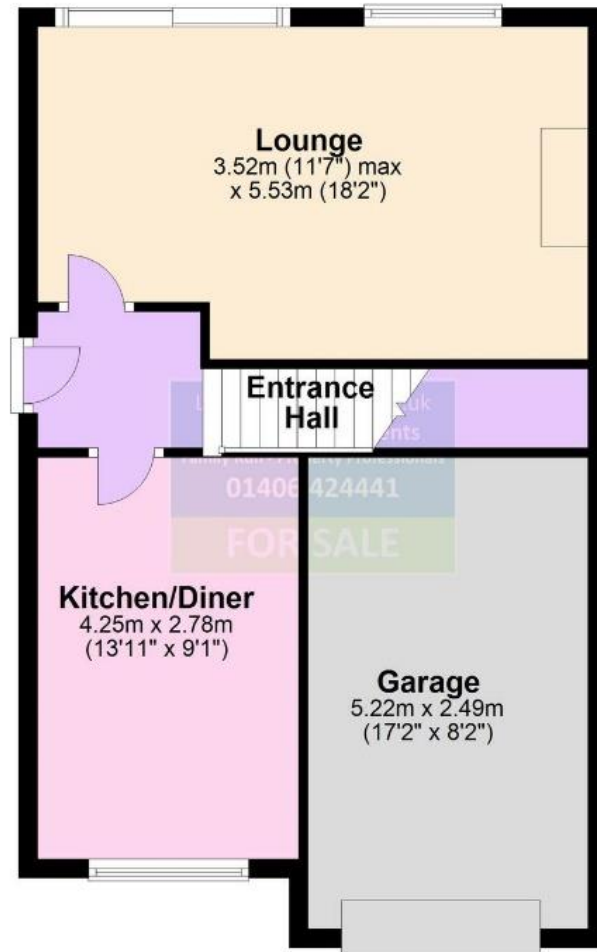
We can assist you with:

- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA). FCA registration number 456942.

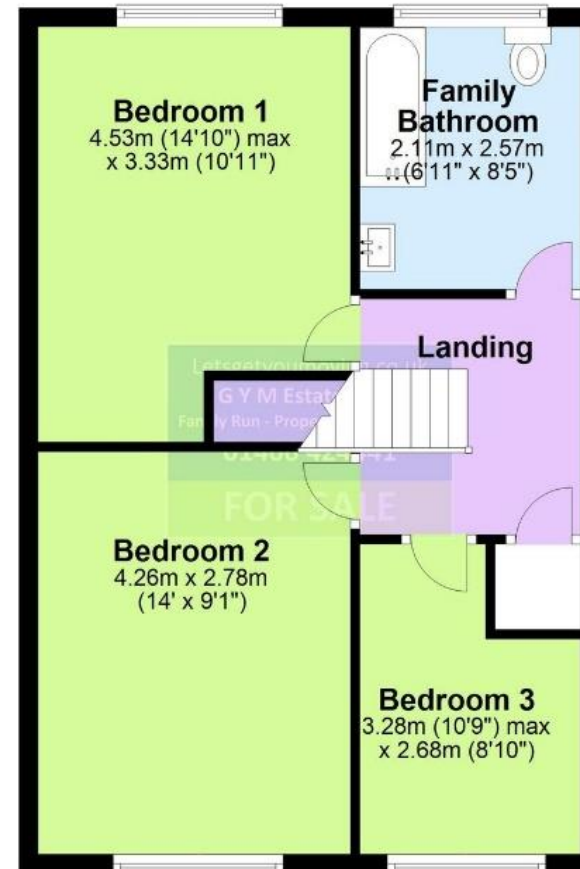
## Ground Floor

Approx. 52.5 sq. metres (565.6 sq. feet)



## First Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



Total area: approx. 100.2 sq. metres (1078.7 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!

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

AVAILABLE 7 DAYS A WEEK, ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best” 25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

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.



**Letsgetyoumoving Estate Agents**

Let our family  
move yours...

FREE VALUATIONS | 7 DAYS A WEEK 

The advertisement features a photograph of a family (a young girl, a woman, and a man) moving into a new home. The girl is running happily towards the camera, while the woman and man are carrying boxes towards a large window. The room is filled with stacks of cardboard boxes, suggesting a recent move. The overall atmosphere is bright and positive, with warm lighting from the window.