

Boston Road South, Holbeach

£990 PCM – DEPOSIT - £1,139.17



A three-bed detached bungalow with garage/workshop situated just out of Holbeach Town on Boston Road South. In brief: Entrance hall, lounge, kitchen diner, utility, three bedrooms and the family bathroom. Outside: Enclosed front garden, access to the side of the property leads to off road parking and a detached garage/workshop. The garden is enclosed, timber garden store, area laid to lawn, area for cultivation. Call ANYTIME to book your viewing - 01406 424441. References required.

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



Accommodation Comprises:

PVCu double glazed entrance door with glazed inserts to:

Entrance Hall 4.87m x 1.20m max

Cove to ceiling with recessed spotlights, access to loft space, mains smoke detector, telephone point, radiator, tiled flooring, door to:

Bedroom 1 3.94m x 3.65m

Feature fireplace with surround, recessed wood burner with flagged hearth, wooden flooring, cove to ceiling, telephone point, radiator, PVCu double glazed window to side and front aspect.

Bedroom 2 3.65m x 3.64m

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

Bedroom 3 3.65m x 3.49m max

Cove to ceiling, TV point, radiator, laminate flooring, PVCu double glazed window to side aspect.

Family Bathroom 2.47m x 1.95m

Fitted with a three-piece suite comprising: Deep panelled bath with mixer tap and hand shower attachment, wall mounted Mira shower, tiled surrounds, close coupled dual flush WC, pedestal wash hand basin with mixer tap, extractor fan, cove to ceiling, roof light, door to built in airing cupboard housing hot water cylinder.

Lounge 3.94m x 3.64m

Cove to ceiling, wooden flooring, feature fireplace with recessed wood burning stove with flagged hearth, TV point, radiator, PVCu double glazed window to side and rear aspect.

Kitchen Diner 5.99m x 2.86m

Fitted with wall mounted and floor standing units with worktop space over, 4 ring gas hob, low level electric oven, one and a half bowl stainless steel sink unit with mixer tap, ceramic tiled flooring, cove to ceiling, wall mounted gas boiler servicing heating and hot water, PVCu double glazed window to side and rear aspect, PVCu double glazed door to side exit, door to:

Utility Room 3.07m x 1.20m

Power and light connected, plumbing for washing machine, space for fridge and freezer, PVCu double glazed window to side aspect.

Outside:

The front garden is enclosed with wooden panel fencing and is of low maintenance with gravel garden with inset shrubs. Pathway leads to main entrance door. The rear garden is enclosed double opening gates to areas laid to lawn with flower and shrub borders with timber garden store with power and light, green house and area for cultivation, outside water tap, outside courtesy lighting. In the rear garden is:

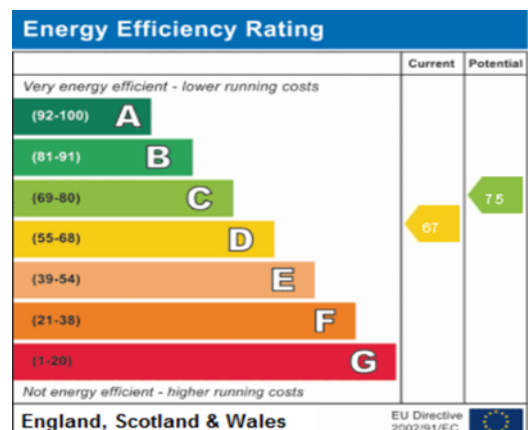
Workshop 5.41m x 4.10m

Double opening doors, power and light connected.

EPC: D

Council Tax Banding:

A - £1449.88 – South Holland District Council 2024/25



Directions:

Leave our Church Street office and head over the traffic lights onto Boston Road South, once past the turning for Chestnut Avenue take the left turn before the roundabout where the property is located ahead of you. For satellite navigation the property postal code is: PE12 8AA.

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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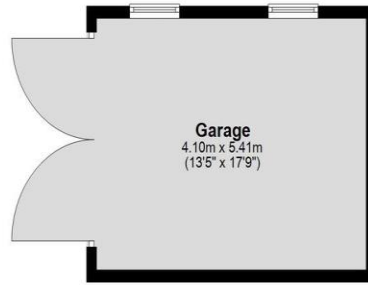
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Membership no: **CMP008422**
Date of issue: **01/04/2024**
Expiry date: **31/03/2025**

Eddie Hooker
Client Money Protect

Ground Floor

Approx. 110.3 sq. metres (1187.2 sq. feet)



Total area: approx. 110.3 sq. metres (1187.2 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 walking towards the camera, each carrying a cardboard box. To the left, there is a stack of several cardboard boxes. The scene is set in a bright, modern interior with large windows in the background, suggesting a sunny day. The overall tone is positive and family-oriented.