



## Crown Avenue, Holbeach St Marks £199,995

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



**A very well presented three bed semi-detached family home which benefits from PVCu double glazing throughout, and oil-fired central heating situated in the semi-rural village of Holbeach St Marks. The property is also offered with NO ONWARD CHAIN. In brief accommodation comprises: Entrance hall, lounge/diner, kitchen, utility room, ground floor WC. First floor to the main bedroom, two further bedrooms and the family bathroom room.**

**Call us ANYTIME to book your viewing - 01406 424441.**

### Accommodation Comprises:

PVCu double glazed entrance door with matching side panels, door to:

Entrance Hall

Radiator, stairs with understairs storage cupboard, coving to textured ceiling, door to:

Lounge/Diner 7.14m (23'5") x 3.33m (10'11")

PVCu double glazed bay window to rear, PVCu double glazed window to rear, wall mounted electric fire, two radiators, TV point, broadband connection point, central heating thermostat, coving to textured ceiling, door to:

Kitchen 3.50m (11'6") x 2.14m (7')

Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer, mixer tap and tiled surround, space for dishwasher, electric point for cooker, PVCu double glazed window to front, radiator, vinyl floor covering, coving to textured ceiling, door to:

Side Hallway

Radiator, vinyl floor covering, recessed ceiling spotlights, PVCu double glazed door to rear garden, PVCu double glazed door to front exit, open plan to:

Utility Room 1.87m (6'2") x 1.86m (6'1")

Floor mounted oil-fired boiler serving heating system, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, PVCu double glazed window to rear.

Storage Cupboard With shelving.

Ground floor WC.

PVCu opaque double-glazed window to front, low-level WC, vinyl floor covering.

#### First Floor Landing

PVCu double glazed window to front, coving to textured ceiling, access to insulated loft space, door to:

#### Main Bedroom 4.07m (13'4") x 3.34m (10'11")

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

#### Bedroom 2 3.57m (11'9") x 3.36m (11')

PVCu double glazed window to rear, airing cupboard housing hot water cylinder, linen shelving, radiator, TV point, coving to textured ceiling.

#### Bedroom 3 3.09m (10'2") x 2.15m (7'1")

PVCu double glazed window to front, storage cupboard with shelving, radiator, TV point, coving to textured ceiling.

#### Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent electric shower over and shower curtain, vanity wash hand basin with storage under, fully ceramic tiled walls, WC with hidden cistern, extractor fan, PVCu opaque double glazed window to side, radiator, vinyl floor covering, coving to textured ceiling.

#### Outside:

The property exterior is laid to gravel providing generous off-road parking with outside lighting. The rear garden is enclosed mainly laid to lawn with flower and shrub borders, paved patio area, garden store, outside tap.

#### Directions

Leave our Church Street office and head over the traffic lights on to Boston Road South. At the roundabout head over onto Boston Road North. At the T-junction turn right onto Wash Way Road. Upon reaching Holbeach Bank turn left onto Star Lane then at the junction right onto Roman Bank. Proceed along and just outside the village turn left onto Middle Marsh Road. Continue along to Holbeach St Marks taking the left turn onto Lincoln Lane then at the junction head over the junction on to Lapwater Lane, turn right onto Crown Avenue where the property can be located on the right-hand side. For the purpose of satellite navigation the property postcode is: PE12 8EU.

#### Council Tax Band

A £1,449.88 From April 2024 to March 2025, South Holland District Council.

#### EPC - TBC







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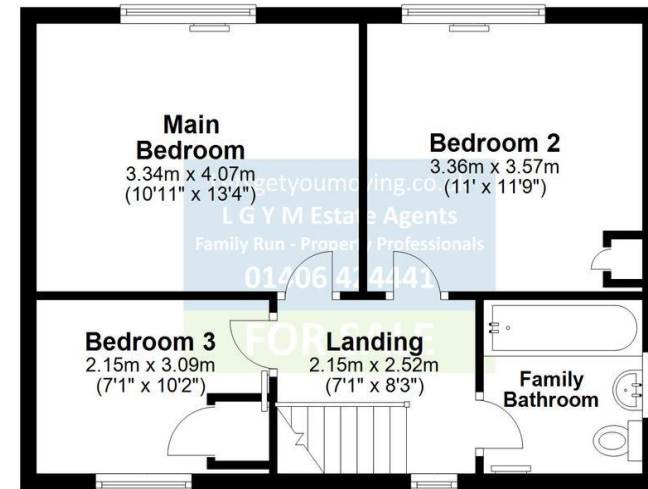
### Ground Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 98.1 sq. metres (1056.5 sq. feet)

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

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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.