

## Willders Garth, Holbeach, £950 PCM



**Available May 2024 \*\*NO PETS\*\* A spacious and tastefully renovated three-bedroom semi-detached property in the market town of Holbeach. With a newly fitted kitchen, bathroom and fantastic new carpets and vinyl flooring throughout. The property benefits from PVCu double-glazing, gas fired central heating, and an enclosed rear garden. In brief: Entrance hall, lounge, kitchen/diner, utility room, cloakroom, three bedrooms and family bathroom. Deposit - £1,096.15, Holding fee - £219.00**

**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 to:

### Entrance Hall

Radiator, vinyl floor covering, telephone point, coving to ceiling with recessed ceiling spotlights, smoke detector, stairs to first floor landing, door to:

Lounge 4.39m (14'5") x 3.58m (11'9")

PVCu double-glazed window to front, radiator, fitted carpet, TV point, coving to ceiling with recessed ceiling spotlights.

Kitchen/Diner 3.39m (11'1") x 3.32m (10'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled surround, built-in electric fan assisted oven, built-in four ring halogen hob with extractor hood over, PVCu double-glazed window to rear, radiator, vinyl floor covering, recessed ceiling spotlights, door to:

### Rear Lobby

Vinyl floor covering, PVCu double-glazed entrance door to garden, door to:

Utility Room 2.09m (6'10") x 1.63m (5'4")

PVCu double-glazed window to side, vinyl floor covering, wall mounted gas combination boiler serving heating system and domestic hot water.

### Cloakroom

PVCu opaque double-glazed window to side, fitted with two-piece suite comprising, wall mounted wash hand basin, close coupled WC, radiator, vinyl floor covering.

Conservatory 3.15m (10'4") x 2.50m (8'2")

PVCu double-glazed construction with PVCu double-glazed windows, double glazed polycarbonate roof, ceiling fan, power and light connected, PVCu double-glazed French doors to garden.

### First Floor Landing

Coving to ceiling with smoke detector, access to insulated loft space, door to:

Main Bedroom 4.43m (14'6") max x 3.02m (9'11")

PVCu double-glazed window to front, radiator, fitted carpet.

Bedroom 2 3.96m (13') max x 3.41m (11'2")

PVCu double-glazed window to rear, radiator, fitted carpet.

Bedroom 3 3.01m (9'11") max x 2.43m (8')

PVCu double-glazed window to front, radiator, fitted carpet.

### Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent electric shower over, pedestal wash hand basin, close coupled WC, tiled surround, PVCu opaque double-glazed window to rear, radiator.

### Outside

The front of the property is graveled providing ample off-road parking. Side entrance to the low maintenance rear garden.

### Directions

Leave our Church Street office and turn right onto High Street. Proceed along Fleet Street and then onto Fleet Road. Take the left turn onto Foxes Lowe Road then first left into Willders Garth follow the road to your left where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7RB.

### Council Tax Band

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


### EPC – B

Items shown in photographs are NOT included unless specifically mentioned within the property particulars. They may however be available through separate negotiation.

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

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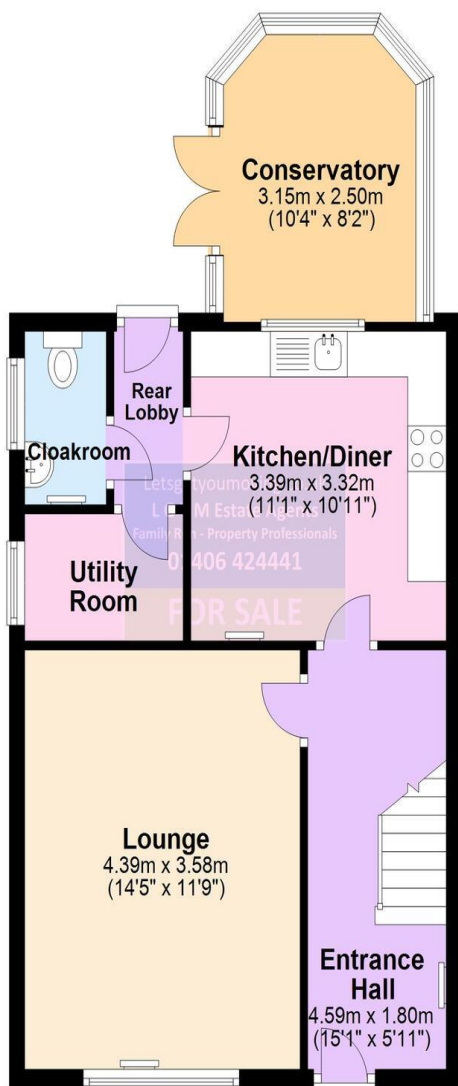


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 



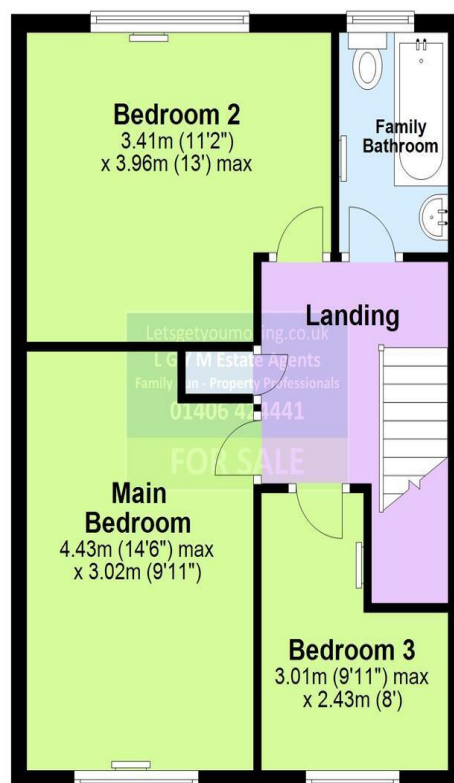
## Ground Floor

Approx. 51.9 sq. metres (558.9 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



Total area: approx. 94.0 sq. metres (1012.2 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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Intending renters 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 rental.



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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 a bright, sunlit room. In the background, a woman and a man are carrying cardboard boxes through a doorway. A stack of boxes is visible in the corner of the room.