



The Brambles, Holbeach £189,995

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



An ideal first time buy, or investment property set in a very popular part of Holbeach. In brief: recently re-fitted kitchen, lounge/diner, inner hallway leading to first floor landing, three good size bedrooms and a recently fully re-fitted shower room. Outside: The front of the property is open plan with good off-road parking leading to the single garage. A side gate leads to the enclosed rear garden, wood panel fencing, area laid to lawn, patio areas, wood garden store. Call us ANYTIME on 01406 424441 to arrange a viewing appointment.

Accommodation Comprises:

Double glazed entrance door to:

Kitchen 4.14m (13'7") x 2.80m (9'2")

Recently re-fitted with a matching range of base and eye level units and worktop space over, 1 1/4 bowl composite sink unit with single drainer with mixer tap and tiled surround, electric free-standing cooker, space for fridge freezer and additional plumbing for a dishwasher, PVCu double glazed window to front, radiator, ceramic tiled flooring, coving to textured ceiling, door to:

Inner Hallway

Telephone point, central heating thermostat, coving to textured ceiling with smoke detector, stairs to first floor landing, door to:

Lounge/Diner 5.58m (18'4") x 3.69m (12'1")

PVCu double glazed window to rear, electric fire with wood surround, double radiator, wall lights, telephone point, TV point, PVCu double glazed French door to garden.

First Floor Landing

Coving to textured ceiling with smoke detector, access to insulated loft space which is part boarded with lighting, airing cupboard with hot water cylinder and shelving.

Main Bedroom 4.18m (13'9") max x 2.91m (9'7")

PVCu double glazed window to front, TV point, radiator cove to textured ceiling.

Bedroom 2 4.19m (13'9") max x 2.98m (9'9") PVCu double glazed window to rear, fitted bedroom suite comprising built-in wardrobes with hanging and shelving, radiator, coving to textured ceiling.

Bedroom 3 3.18m (10'5") x 2.48m (8'2")

PVCu double glazed window to front, radiator, coving to textured ceiling.

Shower Room

Recently re-fitted with a three-piece suite comprising, pedestal wash hand basin, tiled shower cubicle with fitted independent electric shower and glass door, close coupled WC, tiled splashback, extractor fan, shaver point, PVCu opaque double glazed window to rear, coving to textured ceiling.

Integral Garage

Attached brick built single garage with power and lighting connected, wall mounted gas boiler (4 years old) serving heating system and domestic hot water, plumbing for washing machine, up and over door, personal door to the kitchen.

Outside

The front of the property is open plan with good off-road parking leading to the single garage, pathway leads to the main entrance door with storm porch, courtesy lighting. A side gate leads to the enclosed rear garden, wood panel fencing, area laid to lawn, two separate patio areas, wood garden store, outside lighting.

Council Tax Band B £1,656.42 from April 2024 to March 2025, South Holland District council.

EPC - C

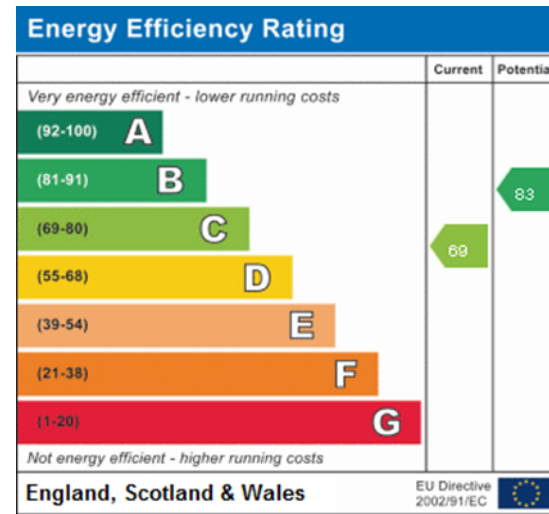
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008

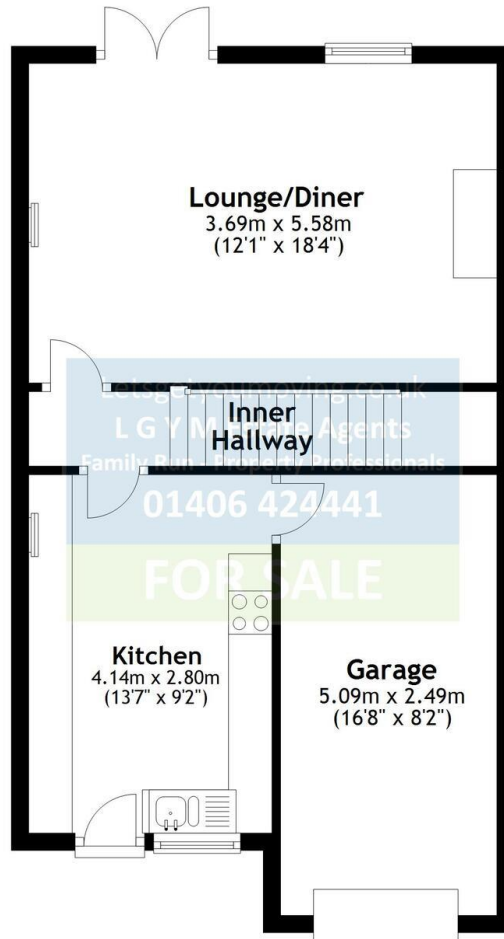
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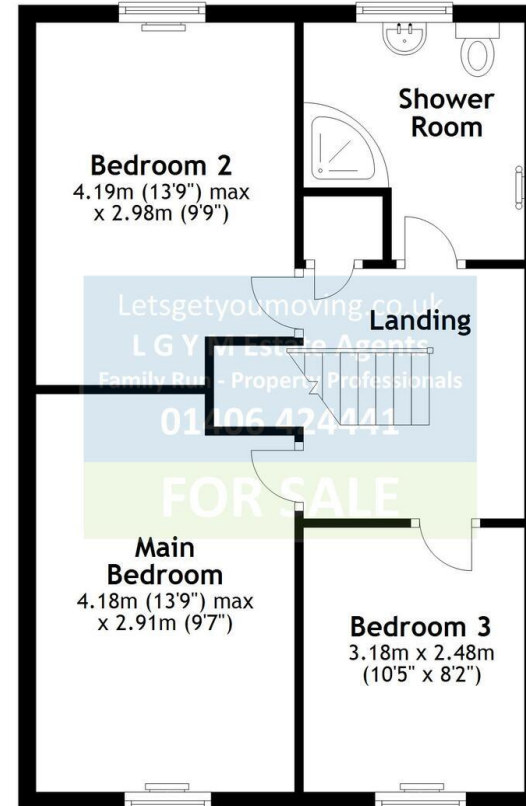
Ground Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.6 sq. feet)



Total area: approx. 102.6 sq. metres (1104.4 sq. feet)

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



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An advertisement for estate agents. The background is 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. The lighting is warm and bright, suggesting a sunny day.

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