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Holland Way, Holbeach £209,995

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



This two-bed detached bungalow is being offered with NO ONWARD chain and is situated in a small cul-de-sac location next to Netherfield's Park. In brief accommodation comprises: Entrance hall, lounge, kitchen diner, utility room, separate cloakroom, conservatory, two bedrooms and the shower room. Outside: The front garden is open plan with area laid to lawn with pathway leading to the main entrance door, courtesy lighting. A driveway provides off road parking leading to a single garage. Gated access to the rear SOUTH facing garden which is enclosed with wooden panel fencing and mature hedging, paved patio area, outside water tap, timber garden store. Viewing of this property is highly recommended.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panel to:

Entrance Hall

Cove to textured ceiling with access to loft space, telephone point, wall mounted central heating thermostat, door to built in airing cupboard housing hot water cylinder with linen shelving, door to:

Lounge 4.84m x 3.44m (15'11" x 11'3")

Feature wall mounted electric fire with marble effect insert and hearth with ornate wooden surround, TV point, cove to textured ceiling, double radiator, PVCu bow window to front aspect.

Kitchen Diner 4.11m x 3.30m (13'6" x 10'10")

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, tiled splashback, gas point for cooker with extractor over, space for low level fridge, cove to textured ceiling, double radiator, PVCu double glazed window to rear aspect, door to:

Utility Room 2.49m x 2.31m max (8'2" x 7'7")

Fitted with a matching range of base units with worktop space over, plumbing for washing machine, space for low level freezer, radiator, tiled splashback, cove to textured ceiling, PVCu double glazed door to conservatory, door to:

Cloakroom

Fitted with a two-piece suite comprising: Close coupled WC, wall mounted hand wash basin, tiled surround, cove to textured ceiling, PVCu opaque double glazed window to rear aspect.

Conservatory 5.21m x 2.30m (17'1" x 7'7")

Of PVCu double glazed construction with top opening windows, polycarbonate roof, PVCu double glazed French doors to rear garden, PVCu double glazed door to side exit, light points connected.

Bedroom 1 3.68m x 3.44m (12'1" x 11'3")

Cove to textured ceiling, radiator, built in range of wardrobes with hanging space, storage shelving and drawers, radiator, PVCu double glazed window to rear aspect.

Bedroom 2 3.39m x 3.16m (11'1" x 10'4")

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

Shower Room 1.95m x 1.95m (6'5" x 6'5")

Fitted with a three-piece suite comprising: Tiled shower enclosure with fitted Mira shower, pedestal wash hand basin, close coupled dual flush WC, radiator, shaver point, cove to textured ceiling, PVCu double glazed opaque window to rear aspect.

Outside:

The front garden is open plan with area laid to lawn with pathway leading to main entrance door with courtesy lighting. Driveway to the side provides off road parking leading to:

Single Garage 4.78m x 2.49m (15'8" x 8'2")

With up and over door, power and lighting connected, wall mounted gas boiler servicing heating.

Gated access to the rear SOUTH facing garden which is enclosed with mature hedging and wooden panel fencing, paved patio area, laid to lawn with inset shrubs, outside water tap, timber garden store.

Directions:

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road, take the left turn onto Netherfields, then the left turn onto Holland way where the property can be located on the right-hand side at the bottom of the cul de sac.

Council Tax:

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

EPC: TBC

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

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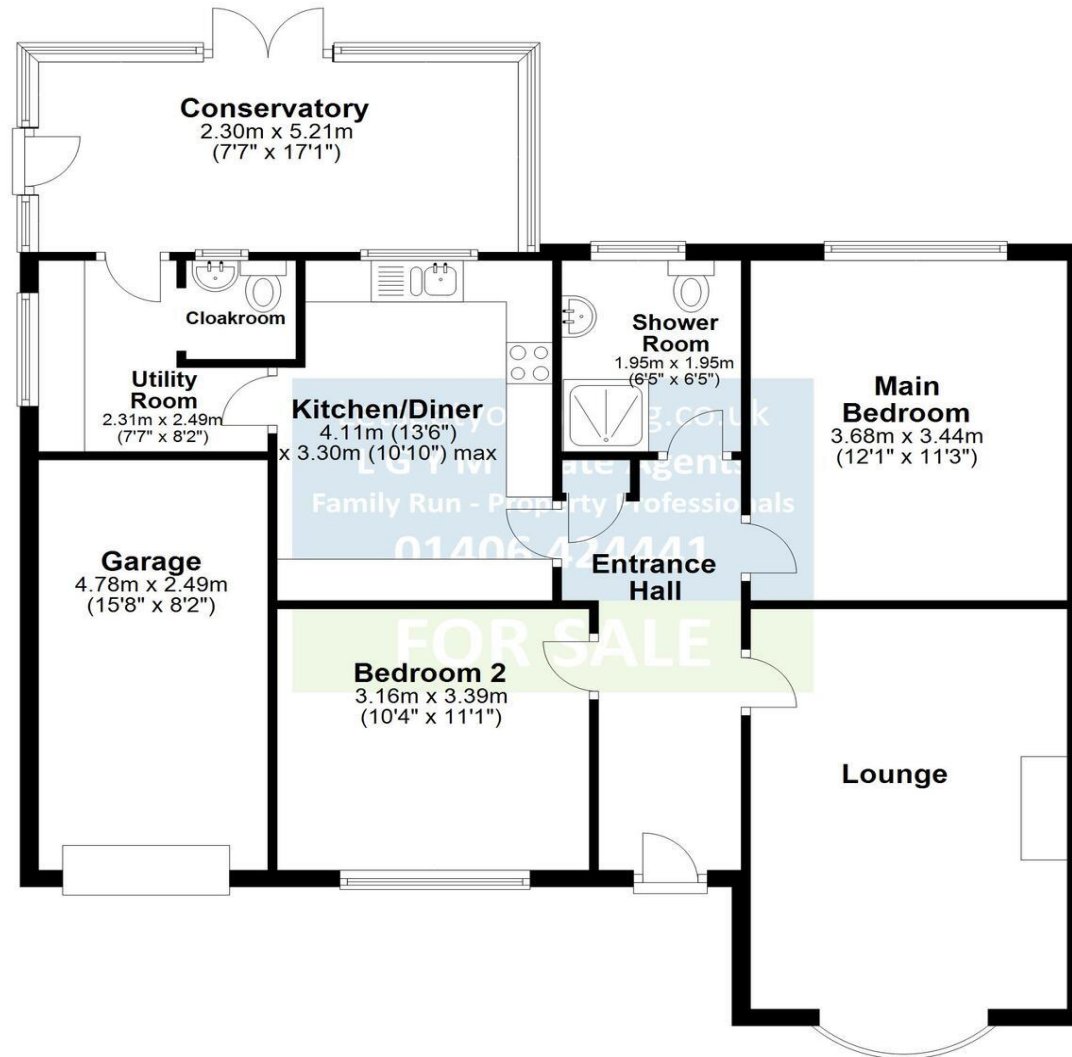
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Ground Floor

Approx. 107.0 sq. metres (1151.3 sq. feet)



Total area: approx. 107.0 sq. metres (1151.3 sq. feet)

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

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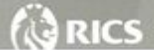
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