



## St William Court, Holbeach £199,995

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



**NO CHAIN - This extended semi-detached bungalow is located in a cul-de-sac location which benefits from gas fired central heating and PVCu double glazing. In brief accommodation comprises: Entrance hall, kitchen, 2 bedrooms, shower room, study through to a large lounge/diner. Outside: The front garden is open plan and laid to gravel providing ample off-road parking to the front and side leading to a detached single garage. The rear garden is enclosed with wooden panel fencing also of low maintenance with inset shrubs. Call us ANYTIME to book your viewing - 01406 424441.**

### Accommodation Comprises:

PVCu double glazed entrance door to:

#### Entrance Hall

Cove to textured ceiling with access to loft space, mains smoke detector, wooden flooring, radiator, wall mounted central heating thermostat, door to built in airing cupboard housing wall mounted gas fired central heating boiler servicing heating and domestic hot water, linen shelving, door to:

#### Fitted Kitchen 3.02m x 2.72m max (9'11" x 8'11")

Fitted with a matching range of wall mounted and floor standing units with worktop space over, single bowl stainless steel single drainer sink unit, tiled splashback, mixer tap, fitted 4 ring Whirlpool halogen hob with extractor hood over, electric fan assisted oven under, integrated full size dishwasher, space for tall standing fridge freezer, wooden flooring, radiator, plumbing for washing machine, cove to textured ceiling, PVCu double glazed window to front aspect.

#### Bedroom 1 5.34m x 3.50m (17'6" x 11'6")

Cove to textured ceiling, TV point, telephone point, radiator, PVCu double glazed window to front aspect.

#### Bedroom 2 3.37m x 3.18m (11'1" x 10'5") including wardrobes.

Fitted with a matching range of built in wardrobes with hanging space, over bed storage cupboards, TV point, cove to textured ceiling, PVCu double glazed door with opening window to rear aspect.

#### Shower Room 1.91m x 1.65m (6'3" x 5'5")

Fitted with a three-piece suite comprising: Tiled shower enclosure with fitted rainfall shower, vanity wash hand basin with mixer tap, storage cupboard under, concealed cistern dual flush WC, extractor fan, shaver point, wall mounted vertical towel radiator, ceramic tiled flooring, PVCu opaque double glazed window to side aspect.

#### Study 3.04m x 2.43m (10' x 8')

Cove to textured ceiling, ceiling light and fan, radiator, PVCu double glazed window to side aspect, sliding patio doors to:

#### Lounge/Diner 3.70m x 4.54m (22' x 14'11")

TV point, telephone point, wall light points, satellite TV point, 3 x double radiators, PVCu double glazed windows to side aspect x 2, PVCu double glazed window to rear, PVCu double glazed French doors to rear exit.

**Outside:**

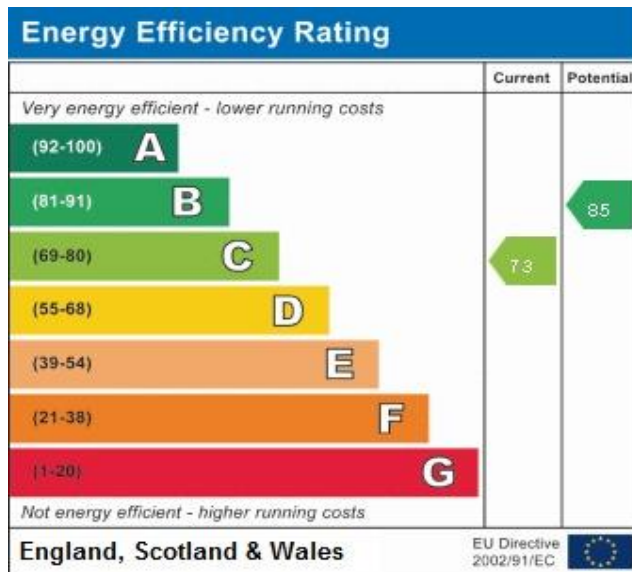
The front garden is open plan and laid to gravel providing ample off-road parking to the front and side leading to a detached single garage. The rear garden is enclosed with wooden panel fencing also of low maintenance with inset shrubs.

**Directions:**

Leave our Church Street office and bear first far right over the traffic lights onto Park Road, take the right turn onto Park Lane, left onto Battlefields Lane South, then taken the right turn onto Stockman’s Avenue. At the junction take the left then immediate right turn onto St Williams Court where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7QR.

**Council Tax**

A £1,449.88 South Holland District Council 2024/25



EPC: C

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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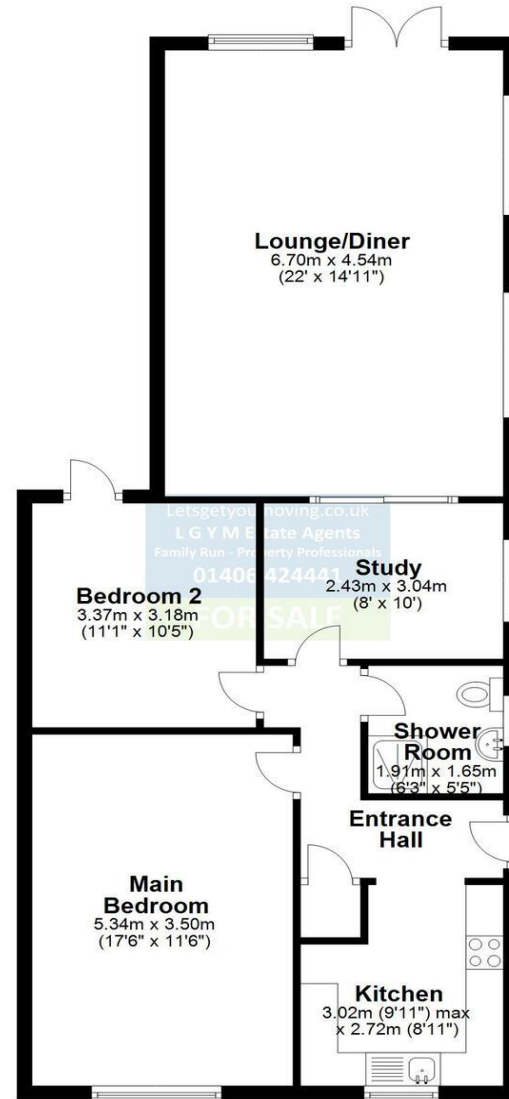
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### Ground Floor

Approx. 85.3 sq. metres (918.1 sq. feet)



Total area: approx. 85.3 sq. metres (918.1 sq. feet)

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

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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, carrying a small box. In the background, a woman and a man are walking towards the camera, also carrying boxes. The room is filled with stacks of cardboard boxes, and bright sunlight streams in from a large window on the right, creating a warm and positive atmosphere.