



Edinburgh Walk, Holbeach £400,000

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Company Registration No: 5813080 VAT Reg No: 921 0444 66



This period detached family home has four reception rooms and four bedrooms and is situated close to Holbeach Town centre, the property has a replacement kitchen with dining/family area off with utility room and ground floor cloakroom. In brief accommodation comprises: Entrance hall, lounge, dining room, study/bedroom 5, re-fitted kitchen with dining/family room off, utility, ground floor cloakroom, first floor to four bedrooms one with dressing area the family bathroom and a separate shower room. The front garden is open plan with area laid to lawn with boxed hedge flower beds, pea gravel pathway leads to the main entrance door. A block paved driveway to the side provides access to a detached double garage with twin up and over doors. The rear garden is enclosed with brick walling and timber fencing with crazy paved patio seating area, area laid to lawn and shrubs, feature nature zone with sunken pond. Further contemporary area with water feature, patio, flower and shrub borders with steps down to an enclosed seating area. A brick-built summer house, outside courtesy lights, outside water tap. Viewing of this property is highly recommended - call us ANYTIME - 01406 424441.

Accommodation Comprises:

Composite entrance door with PVCu double glazed fanlight window over to:

Entrance Hall 6.30m x 1.66m (20'8" x 5'5")

Radiator, telephone point, cove to ceiling with mains smoke detector, staircase to first floor landing, door to:

Lounge 6.38m x 3.50m (20'11" x 11'6")

Feature brick-built chimney breast with recessed ornamental stove, wall light points, coving to ceiling, TV point, glazed sash window to front aspect, two glazed sash windows to side aspect, glazed French doors to Dining/Family room.

Dining Room 3.52m x 3.52m (11'7" x 11'7") excluding bay

Feature fireplace with open fire set in ornate marble surround with tiled insert and hearth, double radiator, wall light points, cove to ceiling.

Study/Bedroom 5 3.52m x 2.58m (11'7" x 8'6")

Radiator, dado rail, cove to textured ceiling, 2 x sash windows to side aspect.

Re-Fitted Kitchen 5.25m x 3.23m (17'3" x 10'7" max)

Fitted with a matching range of wall mounted units with underlighting and floor standing units with worktop space over, twin Belfast sink units with miser tap over, fitted Rangemaster cooker with double oven, grill and pan storage with 6 burner gas hob with wok burner, extractor canopy over, integrated dishwasher, integrated fridge, range of larder units, integrated bin cupboard, feature island unit, ceramic tiled flooring, feature beams to ceiling, glazed window to side aspect, electric opening Velux window to ceiling, opening to:

Dining Area/Family Room 5.57m x 3.44m (18'3" x 11'3")

Raised dining area, radiator, feature beams to ceiling, wall light points, TV point x 2, replacement PVCu double glazed bay window to side aspect, PVCu double glazed patio doors to rear garden.

Rear Lobby

Telephone point, cove to textured ceiling, storage shelving and seat, PVCu double glazed door to rear exit.

Cloakroom

Fitted with a two-piece suite comprising: Close coupled dual flush WC, pedestal wash hand basin, textured ceiling, radiator, ceramic tiled flooring, radiator, glazed window to rear aspect.

Utility Room 4.01m max (including door recess) x 2.87m (13'2" x 9'5)

Plumbing for washing machine, space for American style fridge freezer, radiator, textured ceiling, replacement wall mounted gas fired boiler servicing heating and hot water, wall mounted heating and hot water control panel, ceramic tiled flooring, glazed window to rear.

First Floor Landing

Radiator, wall light points, coving to ceiling with access to loft space, replacement PVCu double glazed window to front aspect, door to:

Bedroom 1 7.09m x 3.04m max (23'3" x 10'0")

Double radiator, 2 x built in wardrobes with hanging space, further recess with hanging and storage space, replacement PVCu double glazed window to rear aspect.

Separate Shower Room

Fitted with a three-piece suite comprising: Double size shower cubicle with aqua boarded surrounds, glass entry door with fitted rainfall power shower with hand shower attachment, pedestal wash hand basin, shaver point, close coupled WC, radiator, extractor fan.

Bedroom 2 3.53m x 3.53m (11'7" x 11'7")

Replacement PVCu double glazed window to front aspect, radiator.

Bedroom 3 3.53m x 3.53m (11'7" x 11'7")

Fitted double wardrobe with hanging space, radiator, TV point, cove to ceiling, replacement PVCu double glazed window to front aspect.

Bedroom 4 3.53m x 2.59m max (11'7" x 8'6)

Fitted triple wardrobe with hanging space, shelving and over head storage cupboards, radiator, replacement PVCu double glazed window to side aspect, opening to:

Dressing Room 2.58m x 2.49m max (8'6" x 8'2")

Radiator, cove to ceiling, replacement PVCu double glazed window to side aspect.

Family Bathroom

Fitted with a four-piece suite comprising: Deep panel jacuzzi corner bath with mixer tap and hand shower attachment, close coupled WC, bidet, sealed unit feature porthole window to rear aspect, cove to ceiling, built in triple airing cupboard housing replacement hot water tank with linen shelving, vanity wash hand basin with storage cupboards under, sloping ceiling, replacement PVCu double glazed window to side aspect.

Outside:

The front garden is open plan with area laid to lawn with boxed hedge flower beds, pea gravel pathway leads to the main entrance door. A block paved driveway to the side provides access to a detached double garage :

Garage 1 5.37m x 4.74m. Up and over door, power and light connected, glazed window to rear. Garage 2 5.37m x 4.74m Up and over door, personal door to rear garden, power and light connected.

The rear garden is enclosed with brick walling and timber fencing with crazy paved patio seating area, area laid to lawn and shrubs, feature nature zone with sunken pond. Further contemporary area with water feature, patio, flower and shrub borders with steps down to an enclosed seating area, access to:

Sun Lounge 3.44m x 2.42m

Of brick construction with power and light connected, marble mosaic flooring, glazed window to side, glazed French doors to garden.

Directions: Leave our Church Street office and turn right onto High Street, proceed along taking the left turn at the Police Station onto Edinburgh Walk where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7AP.

EPC: C

Council Tax:

D - £2,174.82 – South Holland District Council 2024/25

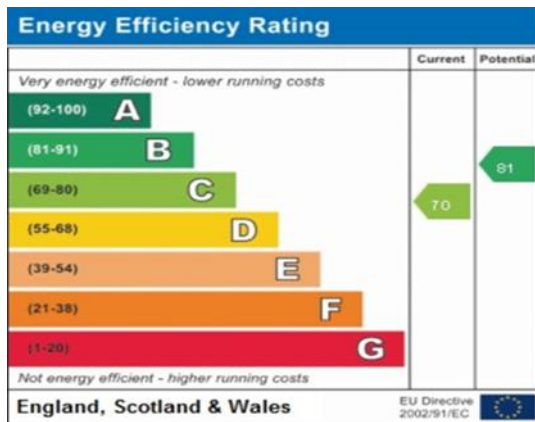
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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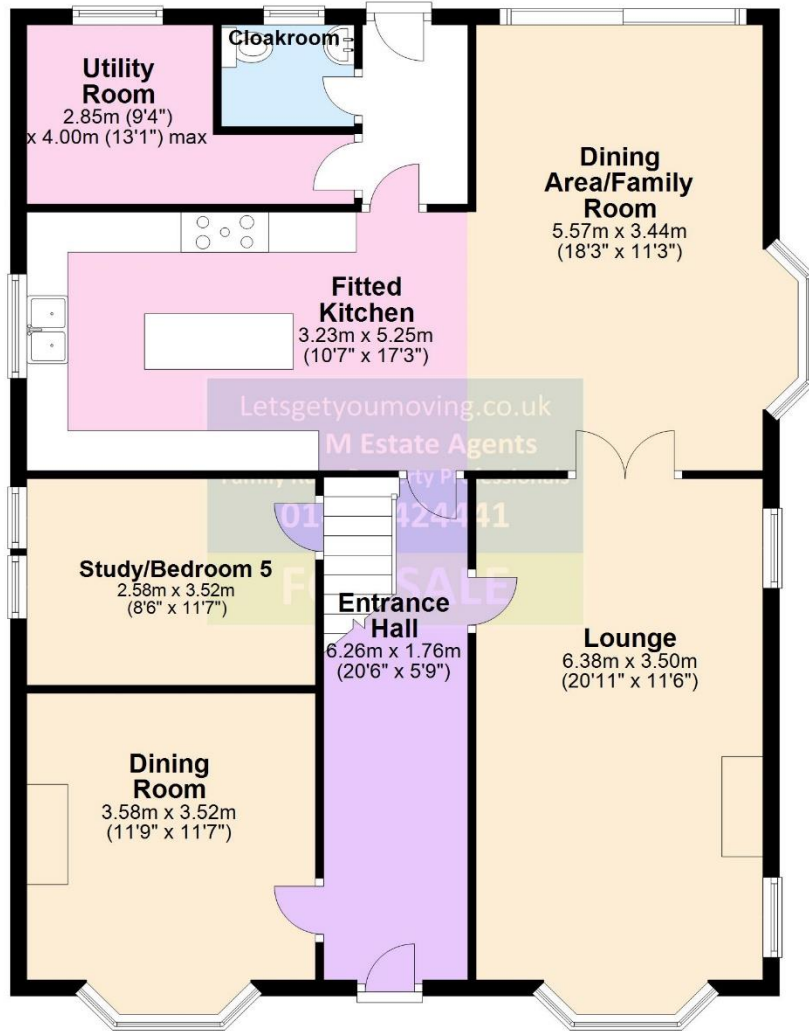






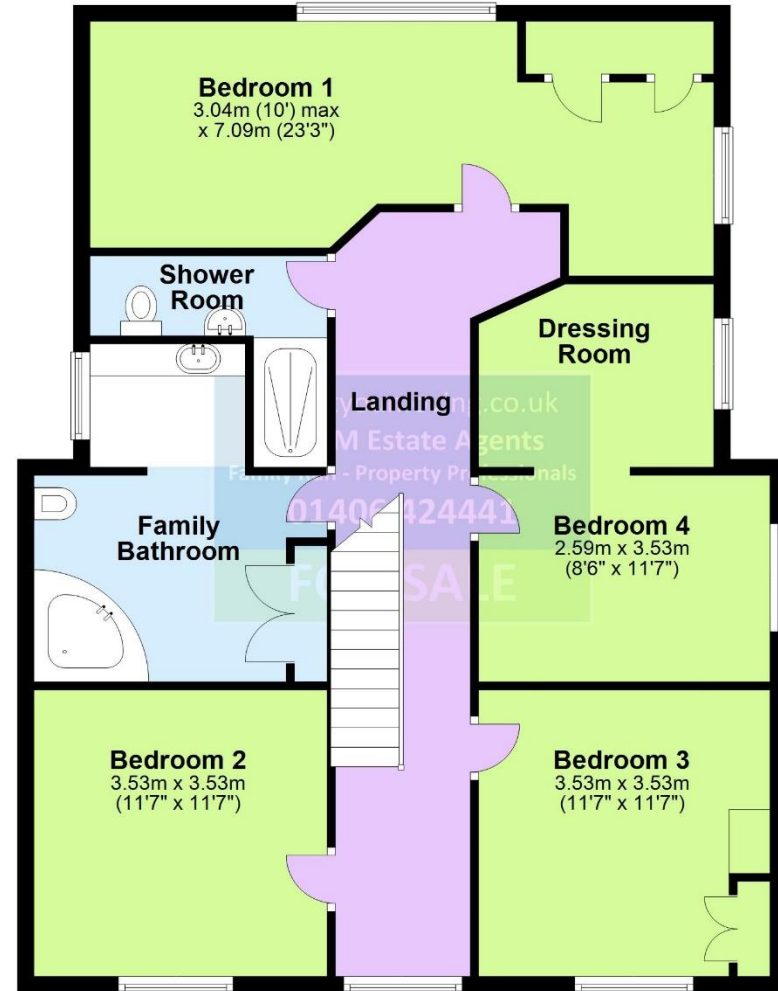
Ground Floor

Approx. 109.7 sq. metres (1181.1 sq. feet)



First Floor

Approx. 98.7 sq. metres (1062.6 sq. feet)



Total area: approx. 208.4 sq. metres (2243.7 sq. feet)

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

Disclaimer

VIEWS: 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, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the entrance. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.