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11 Station Street, Holbeach PE12 7LF

£159,995 Freehold

- Spacious Accommodation
- Gas Central Heating
- 3 Bedrooms
- Enclosed Rear Garden
- Close to Town Centre

3 bedroom semi-detached house situated in popular town location of Holbeach. Accommodation comprising lounge diner, kitchen and bathroom to the ground floor; 3 bedrooms and cloakroom to the first floor. Enclosed rear garden. Gas central heating. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Open porch with obscure UPVC double glazed door leading into:

ENTRANCE LOUNGE

13' 2" x 14' 2" (4.02m x 4.32m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, telephone point, feature wooden fireplace with electric pebble effect fire, laminate flooring, square arch into:

DINING ROOM

11' 6" x 11' 11" (3.52m x 3.65m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, double radiator, laminate flooring, storage cupboard off housing electric consumer unit with slatted shelving, step down into:



KITCHEN

8' 2" x 12' 9" (2.49m x 3.91m) Obscure UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, skimmed ceiling, centre strip light, tiled floor, fitted with a wide range of base and eye level units with work surfaces over, tiled splashback, inset one and a quarter bowl stainless steel sink with mixer tap, plumbing and space for washing machine, wall mounted Worcester gas boiler, integrated electric ceramic hob, integrated stainless steel fan assisted oven, stainless steel canopy extractor hood over, space for fridge freezer, radiator, door into:

FAMILY BATHROOM

6' 8" x 6' 2" (2.04m x 1.88m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, heated towel rail, majority tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, 'P' shaped bath with shower screen and fitted mixer tap with shower attachment tap over.

From the Dining Room a door leads to staircase rising to:

FIRST FLOOR LANDING

4' 9" x 12' 2" (1.47m x 3.73m) Skimmed ceiling, centre light point, access to loft space, door into:

CLOAKROOM

Skimmed ceiling, centre light point, extractor fan, laminate flooring, fitted with a two piece suite comprising low level WC, corner wash hand basin with taps and tiled splashbacks.

MASTER BEDROOM

12' 0" x 13' 1" (3.66m x 4.01m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, feature wrought iron fireplace.

BEDROOM 2

8' 1" x 12' 2" (2.48m x 3.72m) Skimmed ceiling, centre light point, UPVC double glazed window to the rear elevation, radiator.

BEDROOM 3

8' 0" x 12' 10" (2.45m x 3.92m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, access to lofts space, double radiator.

EXTERIOR

Fore garden laid to gravel with paved pathways, wooden gate to the side leading into rear garden.

REAR GARDEN

Cold water tap, patio and gravelled area, laid to lawn with a wide range of mature shrub and tree borders, garden shed. Fenced boundaries to both sides and to the rear elevations.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach at the traffic lights turn right into Church Street leading into Station Street where the property can be found on the left hand side.

AMENITIES

The property is within easy walking distance of Holbeach town centre offering primary and secondary schools, shopping and leisure facilities, doctors surgeries etc. Easy access to the larger towns of Spalding and Kings Lynn and the city of Peterborough.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11472

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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