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L G Y M Estate Agents  
Family Run - Property Professionals



## Church Street, Holbeach £284,995

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



**We are proud to offer to the market this spacious three-bedroom detached bungalow offering generous off-road parking, a very high-quality timber-built garage and beautiful enclosed rear garden. In brief: Entrance Hall, kitchen/diner, utility room, lounge, three bedrooms, En-suite bathroom and shower room. Outside off-road parking, timber garage with power points and lighting, enclosed well stocked rear garden. Call us anytime - 01406 424441.**

### Accommodation Comprises:

Part glazed entrance door to:

#### Entrance Hall

Radiator, telephone point, central heating thermostat, coving to textured ceiling, door to airing cupboard housing hot water cylinder, linen shelving, wall mounted gas boiler serving heating system and domestic hot water.

#### Kitchen/Diner 6.89m (22'7") x 3.65m (12')

Fitted with a matching range of refurbished base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap and tiled surround, integrated fridge, dishwasher, electric fan assisted oven, built-in four ring induction hob, with extractor hood, built-in microwave, 2 sealed unit bay windows to front, radiator, part fitted carpet and part ceramic tiled flooring, TV point, wall light(s), coving to textured ceiling, door to:

#### Utility Room 2.92m (9'7") x 2.26m (7'5")

Fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for freezer, tumble dryer, sealed unit window to side, radiator, vinyl floor covering, coving to textured ceiling, entrance door to side.

#### Lounge 4.98m (16'4") max x 4.20m (13'9")

Sealed unit window to side, radiator, TV point, satellite point, coving to ceiling, double glazed patio door to rear garden.

#### Main Bedroom 4.90m (16'1") x 3.63m (11'11")

Sealed unit window to rear, radiator, telephone point, TV point, coving to ceiling, access to part boarded double insulated loft space with fitted light, door to:

#### En-suite Bathroom 2.41m (7'11") x 2.37m (7'9")

Fitted with three-piece suite comprising deep panelled bath, vanity wash hand basin with base cupboard and tiled surround, tiled shower enclosure with fitted mains shower and glass door, WC with hidden cistern, heated towel rail, extractor fan, opaque sealed unit window to side, vinyl floor covering, coving to ceiling.

#### Bedroom 2 3.55m (11'8") x 3.42m (11'3")

Sealed unit window to side, radiator, TV point, coving to textured ceiling.

Bedroom 3 3.17m (10'5") x 2.20m (7'3")

Sealed unit window to front, radiator, coving to ceiling.

Shower Room 2.26m (7'5") x 1.62m (5'4")

Fitted with three-piece suite comprising tiled shower enclosure with fitted mains shower and glass door, vanity wash hand basin with base cupboard, tiled surround, WC with hidden cistern, extractor fan. opaque sealed unit window to side, radiator, vinyl floor covering, coving to textured ceiling.

Garage 6.58m (21'7") x 2.69m (8'10")

Detached timber single built garage with power points and lighting connected, remote-controlled electric roller door, PVCu double glazed French doors to side.

#### Outside

The front of the property is open plan and provides generous off-road parking for several vehicles, large single garage with power and light. Side entrance to the property with outside lighting, timber garden store with light and power connected, side gate leading to the rear enclosed garden, enclosed by wood panel fencing, astro turf, flower and shrub borders, wooden garden store, outside tap, outside lighting.

#### Directions

Leave our Church Street Office and turn right, where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postal code is PE12 7LL.

#### Council Tax

Band C - £1,933.17 From April 2024 to March 2025, South Holland District Council.

#### EPC - D

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.

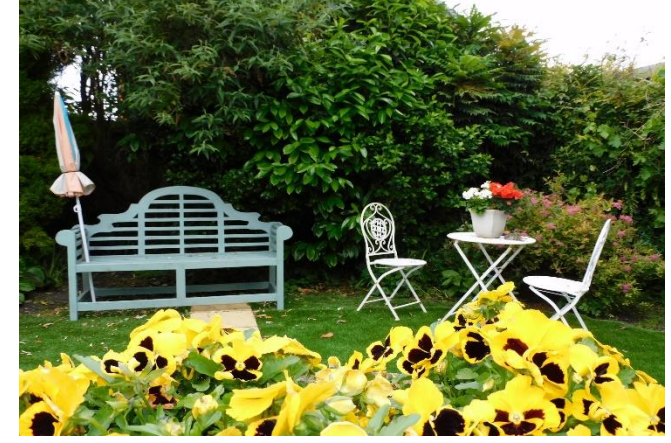
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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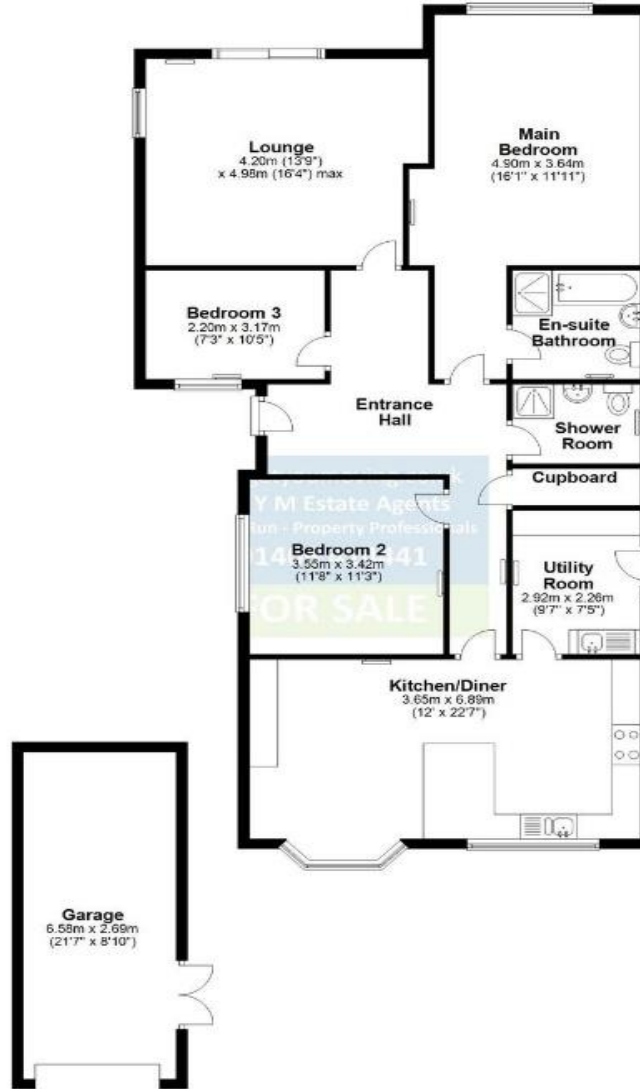




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**

Approx. 164.5 sq. metres (1770.4 sq. feet)



Total area: approx. 164.5 sq. metres (1770.4 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 brightly lit by natural light from a large window.