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L G Y M Estate Agents
Family Run - Property Professionals



Park Lane, Holbeach £259,995

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



Within easy walking distance of Holbeach town centre, this property offers an array of multi-use living space adaptable to your own personal needs and a good-sized rear garden. In brief, side entrance porch, entrance hall, utility area, kitchen/breakfast, living room, lounge, main bedroom, family bathroom, inner hall, kitchen/diner, bedroom 2, shower room, garage. Outside, off road parking with single garage, enclosed front garden, enclosed rear garden, large garden store. CALL US ANYTIME – 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Rear Porch

PVCu double glazed window to rear, ceramic tiled flooring, wall mounted gas boiler serving heating system and domestic hot water, open plan to hallway.

Hallway

PVCu double glazed window to side, radiator, ceramic tiled flooring, central heating thermostat, coving to ceiling, open plan to utility area,

Utility Area 2.42m (7'11") x 1.92m (6'4")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl ceramic sink unit with single drainer and mixer tap, extractor fan, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to side, two storage cupboards with hanging and shelving, radiator, ceramic tiled flooring, door to:

Kitchen/Breakfast Room 4.22m (13'10") x 3.64m (11'11")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap, tiled surround, space for fridge, freezer, fitted electric fan assisted oven, built-in four ring halogen hob with pull out extractor hood, PVCu double glazed windows to side and rear, two radiators, ceramic tiled flooring, TV point, ceiling fan with lights, door to:

Living Room 3.79m (12'5") x 3.67m (12')

PVCu double glazed window to side, box window to front with PVCu double glazed French door, fireplace with wooden surround, two radiators, exposed wooden flooring, telephone point, TV point, coving to ceiling, door to:

Lounge 5.26m (17'3") x 3.31m (10'10")

Two PVCu double glazed windows to side and front, two radiators, telephone point, TV point, PVCu double glazed French door with matching side panel to garden, door to:

Main Bedroom 3.36m (11') x 3.15m (10'4")

PVCu double glazed window to side, radiator, TV point.

Family Bathroom

Fitted with a three-piece suite comprising deep spa bath with lift, hand shower attachment over, wall mounted wash hand basin with part ceramic tiled walls, close coupled WC, PVCu double glazed window to side, radiator, heated towel rail, ceramic tiled flooring, coving to ceiling.

Inner Hallway

Laminate flooring, door to:

Kitchen/Diner 3.64m (11'11") x 3.05m (10')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood over, PVCu double glazed window to rear, radiator, exposed wooden flooring, TV point.

Bedroom 2 3.79m (12'5") x 3.33m (10'11")

PVCu double glazed window to front, radiator, exposed wooden flooring, TV point, coving to ceiling, PVCu double glazed entrance door.

Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted mains shower and glass door, vanity wash hand basin with base cupboard, WC with hidden cistern, extractor fan, fully ceramic tiled walls, heated towel rail, ceramic tiled flooring, storage cupboard with hanging space and shelving.

Garage 4.45m (12'5") x 3.05m (10')

Attached single garage with side access door, power and lighting connected, Up and over door.

Outside

The property is enclosed by picket fencing with shrub borders and an area laid to lawn, driveway leading to off road parking and the single attached garage, outside lighting. A path leads to the side entrance, and rear garden, enclosed by wood panel fencing, mainly laid to lawn with shrub areas, wooden built storage, greenhouse, outside tap and outside lighting.

Directions

Leave our Church Street office, at the traffic lights bear far right onto Park Road, take the right turn onto Park Lane where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7EJ.

Council Tax

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

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 through separate negotiation.

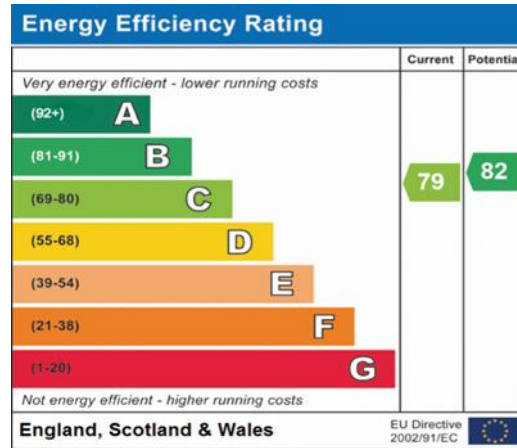
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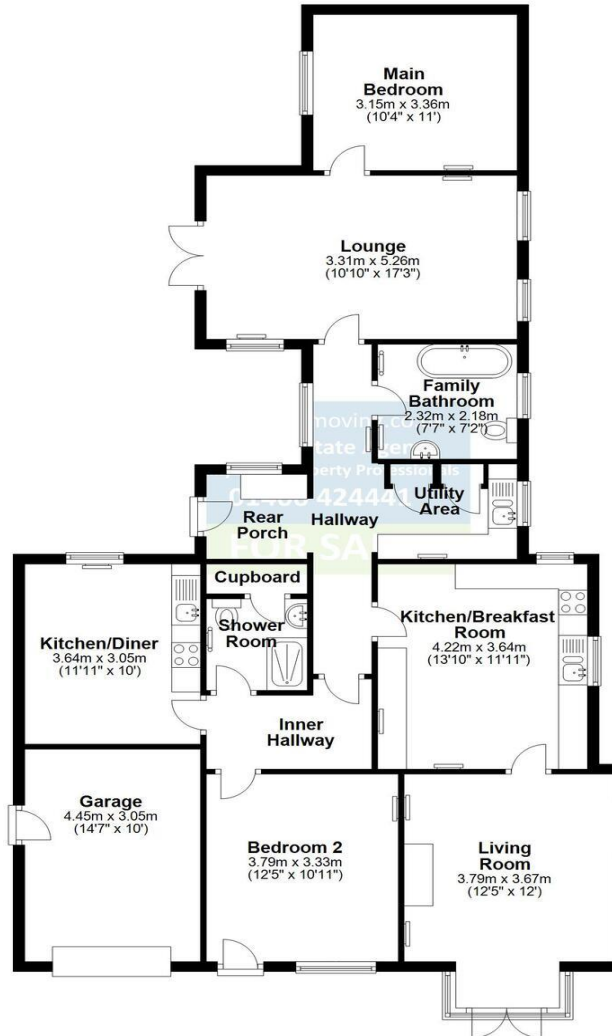






Ground Floor

Approx. 128.7 sq. metres (1385.5 sq. feet)



Total area: approx. 128.7 sq. metres (1385.5 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 (a young girl, a woman, and a man) moving into a new home. The girl is running happily towards the camera, while the woman and man are carrying boxes towards a large window. The room is filled with stacks of cardboard boxes, suggesting a recent move. The overall tone is warm and positive, with bright sunlight streaming in from the window.