



The Hollies, Holbeach £254,995

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 - A very well presented three-storey town house in walking distance of Holbeach town centre with Gas central heating and replacement PVCu double glazing throughout. In brief: Entrance hall, kitchen/diner, utility room, cloakroom, first floor lounge, bedroom two, shower room, second floor to, three bedrooms and shower room. Outside storage, good off-road parking, enclosed rear garden with wood panel fencing, mainly laid to lawn.

Call us ANYTIME to book your viewing – 01406 424441.

Accommodation Comprises:

Entrance Hall

Vertical radiator, ceramic tiled flooring, coving to ceiling with smoke detector, stairs to first floor landing, under-stairs storage with hanging space and drawers, open plan to:

Kitchen/Diner 4.92m (16'2") x 3.18m (10'5")

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, wall mounted gas combination boiler serving heating system and domestic hot water, integrated dishwasher, fitted eye level electric fan assisted oven with steamer setting, four ring induction hob with extractor hood. PVCu double glazed window to rear, vertical radiator, ceramic tiled flooring, coving to ceiling, PVCu double glazed French doors to garden, open plan to:

Utility Room 2.66m (8'9") x 2.12m (6'11")

With worktop space over, plumbing for automatic washing machine, space for fridge/freezer, tumble dryer.

Cloakroom

PVCu double glazed window to front, fitted with two-piece suite comprising, vanity wash hand basin with base cupboard, close coupled WC, fully ceramic tiled walls, heated towel rail, ceramic tiled flooring.

First Floor Landing

PVCu double glazed window to side, central heating thermostat, coving to textured ceiling with smoke detector, stairs to second floor landing, door to:

Lounge 4.95m (16'3") x 4.42m (14'6")

Two PVCu double glazed windows to rear, vertical radiator, laminate flooring, TV point, two wall lights, coving to textured ceiling.

Bedroom 2 4.40m (14'5") x 2.75m (9')

PVCu double glazed bow window to front, radiator, Broadband point. coving to ceiling.

Shower Room

Fitted with three-piece suite comprising tiled shower enclosure with fitted mains shower and glass doors, vanity wash hand basin with base cupboard, fully ceramic tiled walls, close coupled WC, heated towel rail, wall mounted mirror with light and demister. PVCu opaque double-glazed window to front, ceramic tiled flooring.

Second Floor Landing

PVCu double glazed window to side, central heating thermostat, access to boarded insulated loft space with pull down ladder and fitted light, storage cupboard with hanging space and shelving, door to:

Bedroom 1 4.39m (14'5") x 2.78m (9'1")

PVCu double glazed window to rear, vertical radiator, laminate flooring.

Bedroom 3 4.41m (14'6") x 2.76m (9'1") max

PVCu double glazed window to front, vertical radiator, laminate flooring.

Bedroom 4 3.16m (10'4") x 2.06m (6'9")

PVCu double glazed window to rear, vertical radiator, laminate flooring.

Shower Room

Fitted with three-piece suite comprising tiled shower enclosure with fitted shower and glass door, vanity wash hand basin with storage cupboards, fully ceramic tiled walls, close coupled WC, extractor fan, wall mounted mirror, PVCu double glazed window to front, heated towel rail, ceramic tiled flooring, coving to ceiling.

Storage 3.17m (10'5") x 2.66m (8'9")

Up and over door with power and light connected.

Outside

The front of the property is open plan with good off-road parking for several vehicles, storage with power and lighting, outside lighting, side gate to the enclosed rear garden mainly laid to lawn, small patio area, outside lighting, outside tap.

Directions

Leave our Church Street office and head over the lights and onto Park Road, take the right turn on to Park Lane, proceed along on to The Hollies where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7JQ.

Council Tax

Band A - £1,449.88 from April 2024 to March 2025, South Holland District Council.

EPC - C

Money Laundering Regulations (AML) 2017

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

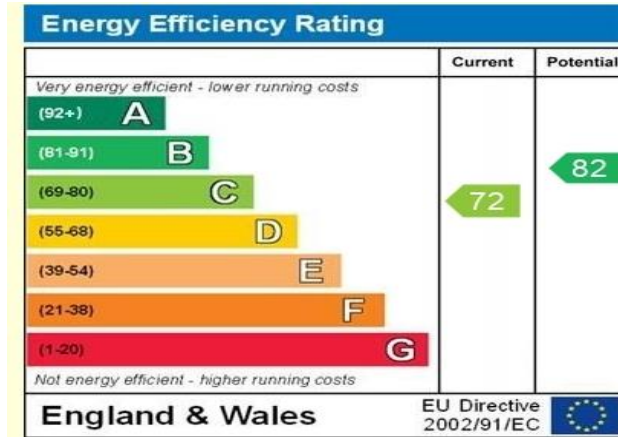
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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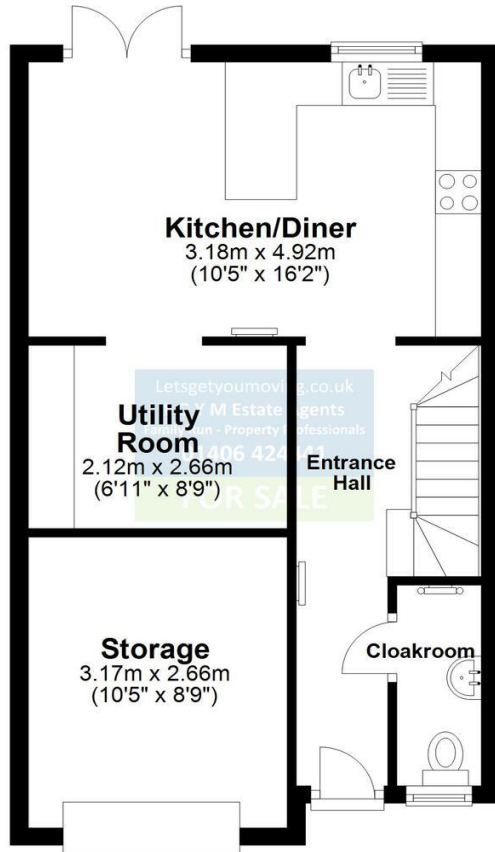
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RICS Valuations



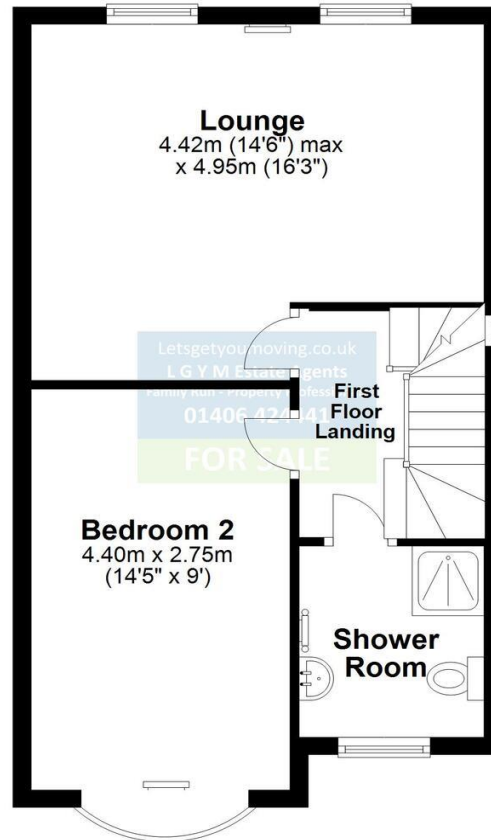
Ground Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



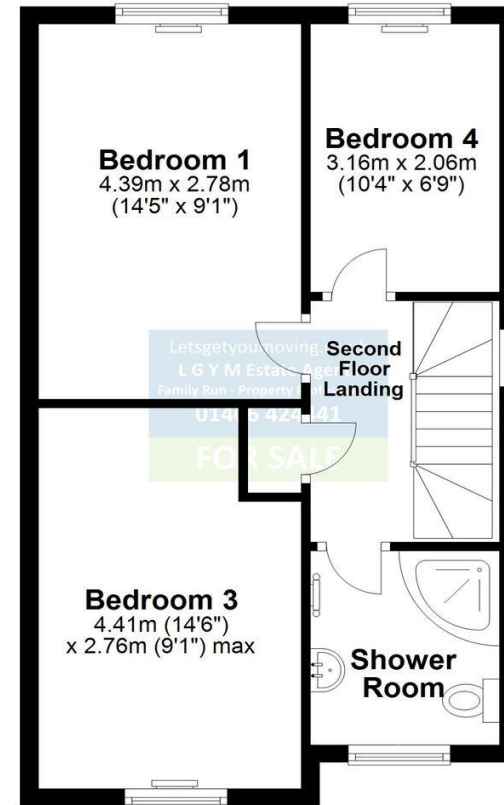
First Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



Second Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 127.7 sq. metres (1374.7 sq. feet)

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

Disclaimer

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, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the lighting is warm and bright, suggesting a sunny day. The text is overlaid on the left side of the image.