



## Park Road, Holbeach £349,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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



**A spacious and very well-presented detached bungalow with great multi-use living space ideal for entertaining, good off-road parking, good sized garden all within walking distance to all Holbeach amenities. In brief: main entrance hall, open plan living including kitchen, dining and family area overlooking the garden, lounge, three double bedrooms, one with en-suite, family bathroom. Outside the property offers good off-road parking and a single garage, side gate leading to the enclosed rear garden. To arrange a viewing appointment call us on 01406 424441.**

#### Accommodation Comprises:

PVCu double glazed door to:

##### Entrance Hall

Radiator, telephone point, coving to ceiling with smoke detector, built in airing cupboard housing hot water cylinder with linen shelving. Dome Sky lighting, recessed ceiling lights, thermostat.

##### Kitchen/Dining Room/Seating area 8.66m (28'5") max x 7.82m (25'8") max

Fitted with a matching range of base and eye level units with worktop space over, matching island unit with cupboard and drawers, carousel corner unit, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap, tiled surround, integrated fridge/freezer, dishwasher, fitted range master with built-in four ring gas hob, hot plate, double oven, grill with extractor hood. PVCu double glazed window to front, dome sky lighting, radiator, ceramic tiled flooring, under floor heating, telephone point, TV point, PVCu double glazed French doors with matching side panels to garden.

##### Utility Room 2.79m (9'2") x 2.39m (7'10")

Base unit and wall unit with worktop space over, ceramic butler style sink with tiled surround, plumbing for automatic washing machine, space for freezer and tumble dryer, PVCu double glazed window to side, radiator, ceramic tiled flooring, access to part boarded, insulated loft space with light.

##### Lounge 5.44m (17'10") x 3.63m (11'11")

PVCu double glazed windows to side and rear, electric fire with decorative timber mantle over, two radiators, TV point, two wall lights, coving to ceiling.

##### Main Bedroom 5.31m (17'5") x 3.12m (10'3")

PVCu double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator, TV point, coving to ceiling, door to:

##### En-suite Shower Room

Three-piece suite with shower cubicle with fitted shower and glass door, vanity wash hand basin, close coupled WC, part ceramic tiled walls, extractor fan, shaver point, PVCu opaque double glazed window to side, heated towel rail, ceramic tiled flooring, recessed ceiling spotlights.

Bedroom 2 3.65m (12') x 3.43m (11'3")

PVCu double glazed window to front, double wardrobe with hanging rails and shelving, radiator, coving to ceiling.

Bedroom 3 4.27m (14') x 3.15m (10'4") max

Radiators, coving to ceiling, PVCu double glazed door to garden, PVCu double glazed window to the rear.

Family Bathroom 4.98m (16'4") x 1.27m (4'2")

)Fitted with four-piece suite comprising deep panelled bath with shower attachment over, wall mounted wash hand basin, recessed shower enclosure with fitted mains shower and body jets, close coupled WC, part ceramic tiled walls, extractor fan, PVCu opaque double glazed window to side, two heated towel rails, ceramic tiled flooring, recessed ceiling spotlights.

Garage 4.98m (16'4") x 3.07m (10'1")

Attached single garage with power and lighting connected, wall mounted gas boiler serving heating system and hot water, PVCu double glazed window to side, Up and over door.

#### Outside

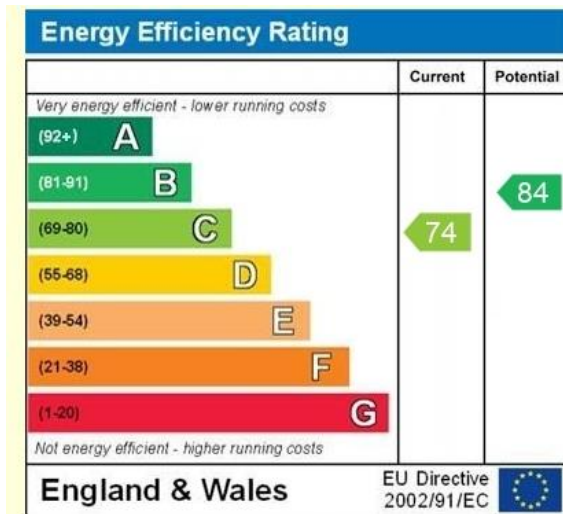
The front of the property is open plan, with shrub borders, paved to providing off road parking leading to the single garage, outside lighting, outside tap, side gate leading to the enclosed rear garden with wood panel fencing, mainly laid to lawn, flower and shrub borders and insets, paved patio area, vegetable plot, outside lighting.

#### Directions

Leave our Church Street office and head far right over the traffic lights onto Park Road, continue along taking the shared private driveway (next to the W.I Hall), where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7EE.

Council Tax Band D £2,174.82 from 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.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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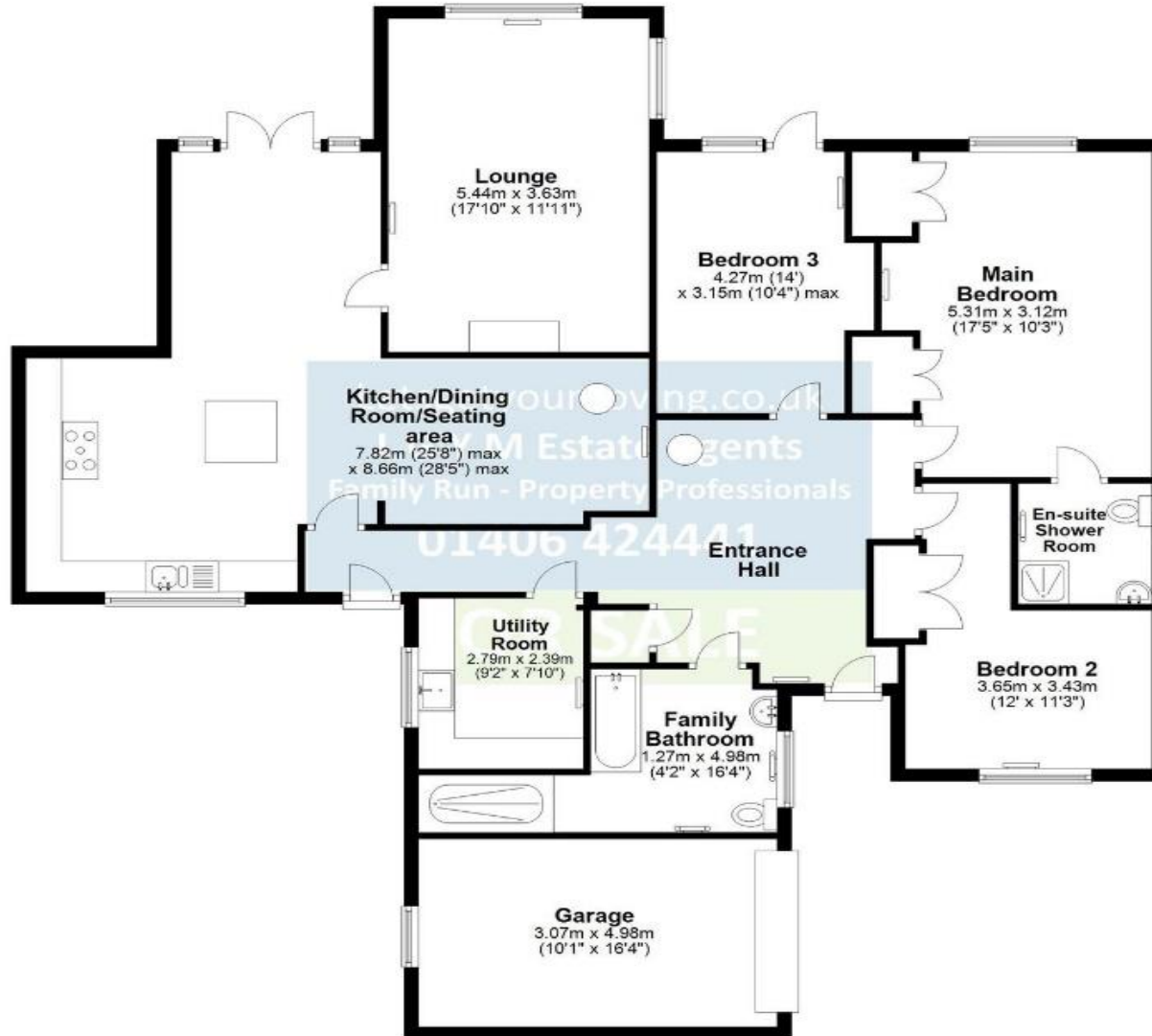
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### Ground Floor

Approx. 159.1 sq. metres (1712.5 sq. feet)



Total area: approx. 159.1 sq. metres (1712.5 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 scene is brightly lit by natural light from a large window.