



Redwood Close, Holbeach £335,000

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



A Well-presented property in a quiet location in the town of Holbeach, benefits from field views, good size living space, double bedrooms. In brief: Entrance Hall, lounge, kitchen/diner, study, cloakroom, three double bedrooms, en-suite, family bathroom. Outside off-road parking, double garage, enclosed rear garden. Call us to book your viewing today 01406 424441.

Accommodation Comprises:

Composite entrance door to:

Entrance Hall

Radiator, luxury vinyl tiled flooring, central heating thermostat, smoke detector, stairs to first floor landing with understairs storage door to:

Lounge 4.20m (13'9") x 3.88m (12'9")

PVCu double glazed window to front, radiator, TV point, sliding doors to kitchen.

Kitchen/Dining Room 7.62m (25') x 3.25m (10'8")

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, 1 1/4 bowl composite sink unit with single drainer and mixer tap, wall mounted gas boiler serving heating system and domestic hot water, integrated fridge/freezer, dishwasher, plumbing for automatic washing machine, fitted Bosch electric fan assisted oven, built-in Bosch combi microwave/grill/oven, built in Bosch induction hob with extractor hood. PVCu double glazed window to rear, radiator, luxury vinyl tiled flooring, ceiling spotlights, PVCu double glazed tri-fold door to garden.

Cloakroom

Fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, extractor fan, radiator, luxury vinyl tiled flooring.

Study 3.93m (12'11") max x 2.10m (6'11")

PVCu double glazed window to front, radiator, broadband fibre point.

Landing

Built in airing cupboard housing hot water system and cylinder, access to insulated loft space with light with TV ariel, smoke alarm, thermostat, door to:

Main Bedroom 4.35m (14'3") max x 3.60m (11'10")

PVCu double glazed window to rear, radiator, TV point, power points with USB ports. Door to:

En-suite

Fitted with three-piece suite comprising vanity wash hand basin with cupboards, part ceramic tiled walls, tiled double shower enclosure with fitted mains shower and glass screen, WC with hidden cistern, wall mounted heated towel radiators x 2, extractor fan, shaver point, Bluetooth speaker with control panel, PVCu opaque double-glazed window to rear, luxury vinyl tiled flooring with recessed ceiling spotlights.

Bedroom 2 4.02m (13'2") x 3.95m (13')

Two PVCu double glazed window to front, radiator, TV point, power points with USB ports.

Bedroom 3 3.42m (11'3") x 3.31m (10'10")

PVCu double glazed window to front, radiator, TV point, power points with USB ports.

Family Bathroom

Fitted with four-piece suite comprising deep panelled bath, vanity wash hand basin with cupboards under, part ceramic tiled walls, shaver point, tiled double shower enclosure with fitted mains shower and glass screen, WC with hidden cistern, extractor fan, PVCu opaque double-glazed window to rear, wall mounted heated towel radiator, luxury vinyl tiled flooring, recessed ceiling spotlights to ceiling.

Double Garage 5.40m (17'9") x 5.40m (17'9")

Detached brick built double garage with side personal door, power and light connected, remote-controlled electric roller shutter doors.

Outside

The front of the property is open plan with area laid to lawn, paved driveway to give off road parking leading to the double garage outside lighting, side gate leading to the enclosed rear garden by wood panel fencing, mainly laid to lawn, patio area, outside tap, down lighting.

Directions

Leave our Church Street office and turn right. At the junction bear right onto Hall Gate and continue over the roundabout second exit onto Hall Gate then Wignals Gate take your first left onto Wignals Wood then second right onto Redwood Close, where the property can be located at the end of the road. For satellite navigation the property postcode is: PE12 7FL.

Agents Note: There is a maintenance charge payable of £125.00 per year.

Council Tax

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

EPC - B

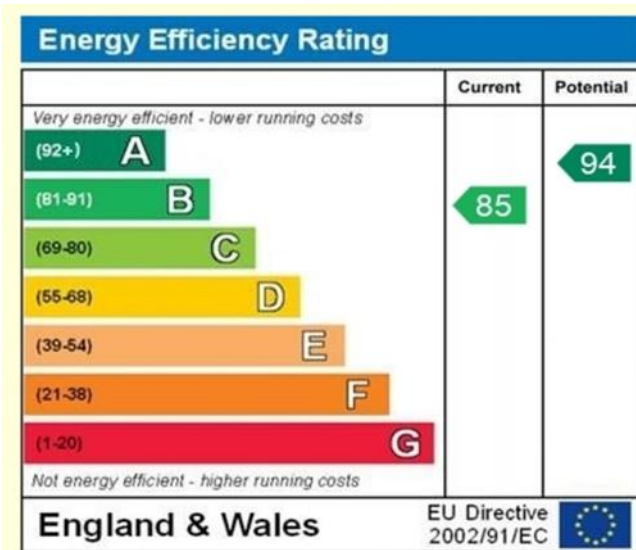
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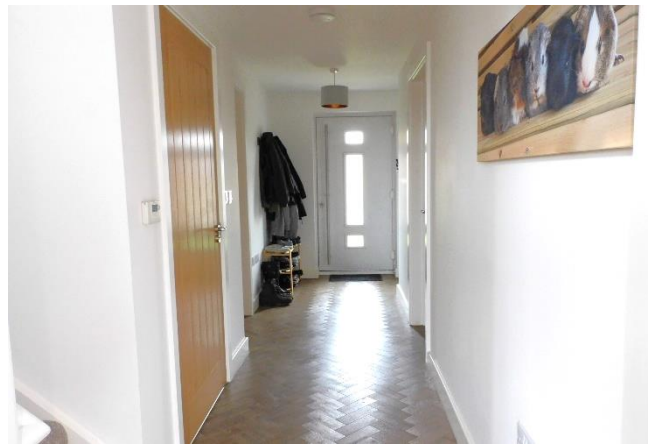
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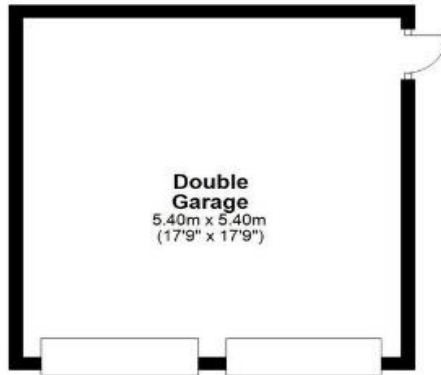
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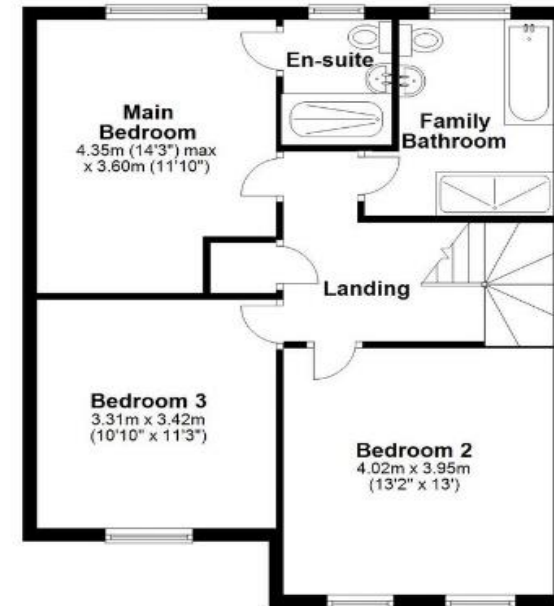
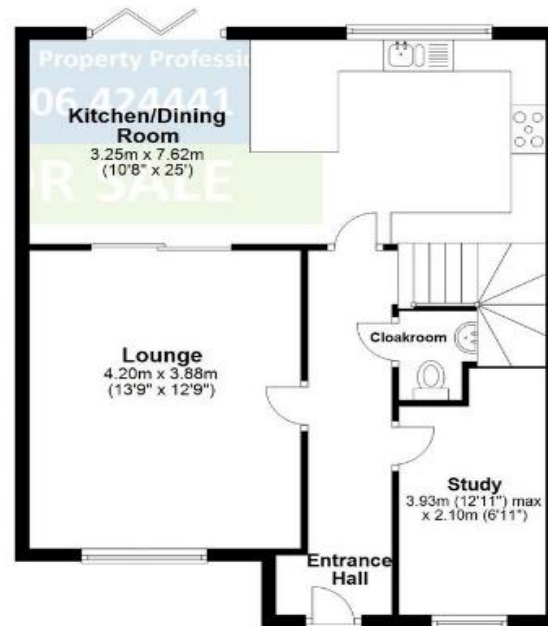
Ground Floor

Approx. 91.6 sq. metres (986.4 sq. feet)



First Floor

Approx. 63.8 sq. metres (686.3 sq. feet)



Total area: approx. 155.4 sq. metres (1672.7 sq. feet)

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

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