



## Jasmine Crescent, Holbeach £304,995

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 contemporary well-presented detached family home located in the market town of Holbeach. In brief: Entrance Hall, lounge, kitchen/diner, ground floor cloakroom, utility room, first floor to main bedroom with en-suite, three further bedrooms and family bathroom. Outside garage and off-road parking for 2 vehicles, enclosed rear garden. Viewing is essential to appreciate this fantastic family home.**

**CALL to book your viewing anytime! 01406 424441.**

### Accommodation Comprises:

#### Entrance Hall

Radiator, ceramic tiled flooring, smoke detector, intruder alarm, stairs to first floor landing, door to:

#### Lounge 6.84m (22'5") x 3.42m (11'3")

UPVc double glazed window to front, two radiators, ceramic tiled flooring, central heating thermostat, media panel with sky wiring, BT socket, UPVc double glazed French doors to garden.

#### Kitchen/Diner 6.83m (22'5") x 3.03m (9'11")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl granite sink unit with single drainer, mixer tap and drinking water tap, integrated Bosch appliances fridge/freezer, dishwasher, two fitted electric fan assisted ovens, built-in four ring induction hob with extractor hood, kickboard and under unit lighting UPVc double glazed window to rear and front, two radiators, ceramic tiled flooring, TV point, door to:

#### Utility Room 1.86m (6'1") x 1.74m (5'8")

Fitted with a matching range of base and eye level units with worktop space over, plumbing for automatic washing machine, ceramic tiled flooring, water softener housed in the base unit UPVc double glazed entrance door to garden.

#### Cloakroom

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

#### Landing

Access to insulated loft space, smoke detector, airing cupboard

#### Main Bedroom 4.06m (13'4") x 3.50m (11'6")

UPVc double glazed window to front, radiator, TV point, usb sockets, central heating thermostat, door to:

#### En-suite

A fitted three-piece suite with pedestal wash hand basin, recessed tiled shower enclosure with fitted rainfall shower and glass door, close coupled WC, fully ceramic tiled walls, extractor fan, shaver point, UPVc opaque double-glazed window to front, heated towel radiator, laminate flooring, recessed ceiling spotlights

#### Bedroom 2 4.06m (13'4") x 3.03m (9'11")

UPVc double glazed window to front, storage cupboard, broadband fibred connection. radiator, TV point.

#### Bedroom 3 3.51m (11'6") x 2.73m (8'11")

UPVc double glazed window to rear, radiator, TV point.

#### Bedroom 4 2.72m (8'11") x 2.64m (8'8") max

UPVc double glazed window to rear, radiator, TV point.

#### Family Bathroom

A fitted three-piece suite comprising deep panelled bath with hand shower attachment over and glass screen, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, extractor fan, shaver point, UPVc opaque double-glazed window to rear, heated towel radiator, laminate flooring, recessed ceiling spotlights.

#### Garage 5.57m (18'3") x 3.15m (10'4")

Detached single garage with UPVc personnel door to side, power and lighting, eaves storage space, remote-controlled electrical up and over door.

#### Outside

The front of the property is open plan with an area laid to lawn with flower and shrub borders, driveway providing off road parking for two vehicles leading to the garage, security lights and down lighting, side gate leading to the enclosed rear garden with wood panel fencing, mainly laid to lawn, patio area, outside water tap, outside power sockets.

#### Directions

Leave our Church Street office and turn right, at the junction bear right over onto Hall Gate, at the roundabout take the first exit onto Daisy Road, then left onto Jasmine Crescent, where the property can be located on the left-hand side. For satellite navigation the property postcode is: PE12 7NW.

Agents Notes: Remainder of LABC 10-year warranty. Polished chrome sockets and switches throughout. An annual management fee applies of £230.68 (2024/25).

#### EPC - B

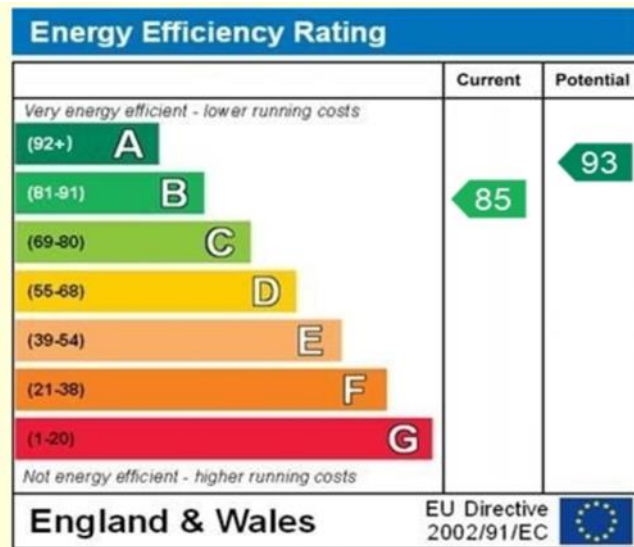
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

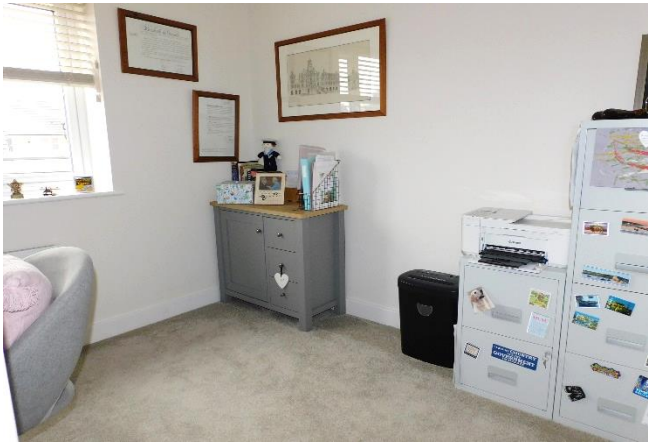
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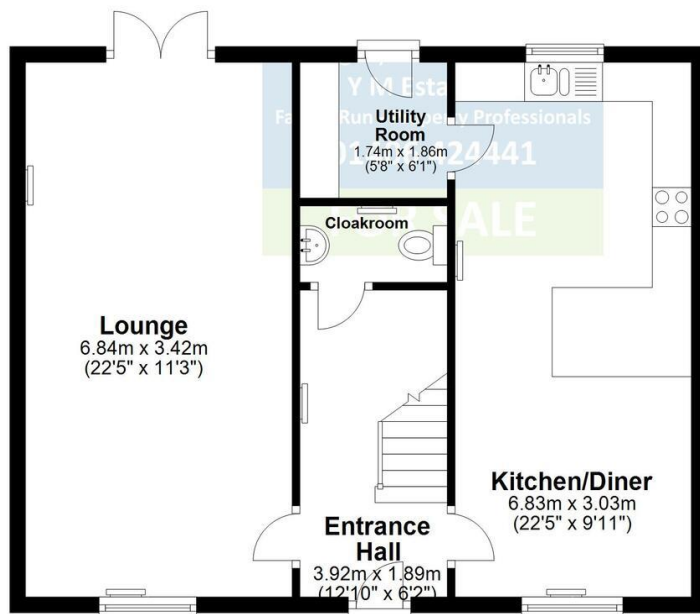
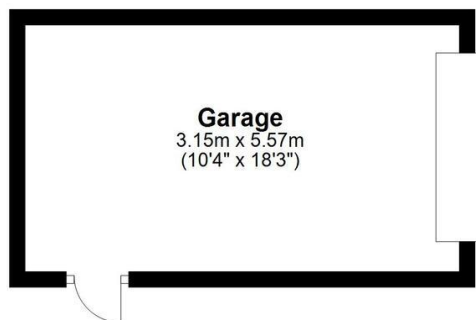
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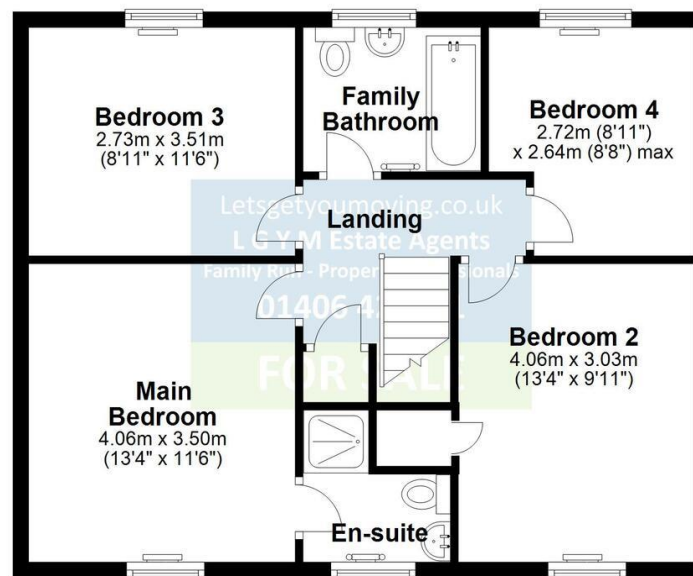
## Ground Floor

Approx. 77.4 sq. metres (833.5 sq. feet)



## First Floor

Approx. 59.2 sq. metres (636.9 sq. feet)



Total area: approx. 136.6 sq. metres (1470.4 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.