



## John Harrison Way, Holbeach £267,500

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



**\*\*NO CHAIN \*\* This well-presented property in the market town of Holbeach is an ideal family home. The residence boasts full double glazing and gas central heating, ensuring comfort throughout the year. The interior is thoughtfully laid out, featuring an entrance hall, kitchen, utility room, cloakroom, dining room, and lounge. With four spacious bedrooms, including an en-suite to the main bedroom, and a family bathroom, there's plenty of room for everyone. Outside, the property includes off-road parking, a single garage, and an enclosed rear garden, providing ample space for vehicles and outdoor activities. To arrange a viewing, call 01406 424441 anytime.**

## Accommodation Comprises:

PVCu double entrance door to:

### Entrance Hall

Laminate flooring, central heating thermostat, fibre broadband, smoke detector, stairs to first floor landing with under stairs storage, door to:

### Kitchen/Breakfast Room 4.35m (14'3") x 2.46m (8'1")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted double oven, built-in four ring gas hob with extractor hood, PVCu double glazed window to both front and side aspects, ceramic tiled flooring, recessed ceiling spotlights, door to:

### Utility Room 2.17m (7'1") x 1.56m (5'1")

Fitted with a matching range of base and eye level units with worktop space over, extractor fan, wall mounted gas boiler serving heating system, plumbing for automatic washing machine, space for tumble dryer, radiator, ceramic tiled flooring, PVCu double glazed entrance door to garden, door to:

### Cloakroom

Fitted with two-piece suite comprising, vanity wash hand basin with base cupboard, WC with hidden cistern, half ceramic tiled walls, heated towel rail, ceramic tiled flooring.

### Dining Room 3.24m (10'8") min x 2.66m (8'9") max

PVCu double glazed bay window to front, radiator.

### Lounge 4.67m (15'4") x 3.22m (10'7")

PVCu double glazed window to rear, two radiators, telephone point, TV point, PVCu double glazed patio door to garden.

### First Floor Landing

Airing cupboard housing the hot water cylinder & linen shelving. Radiator, smoke detector, door to:

Main Bedroom 4.38m (14'4") max x 2.66m (8'9")

PVCu double glazed window to front, built-in double wardrobe with hanging rails and shelving, radiator, telephone point, TV point, access to part boarded insulated loft space, door to:

En-suite

Fitted with three-piece suite comprising vanity wash unit with base cupboard, tiled surround, shaver point, tiled shower enclosure with fitted mains shower, close coupled WC, extractor fan, PVCu opaque double-glazed window to front, radiator, laminate flooring, recessed ceiling spotlights.

Bedroom 2 3.09m (10'2") x 2.52m (8'3")

PVCu double glazed window to front, built-in double wardrobe with hanging rail and shelving, radiator, TV point.

Bedroom 3 2.79m (9'2") x 2.22m (7'3")

PVCu double glazed window to rear, radiator.

Bedroom 4 2.70m (8'10") x 2.08m (6'10") max

PVCu double glazed window to rear, radiator, telephone point.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin, close coupled WC, extractor fan, shaver point, PVCu opaque double-glazed window to rear, radiator, laminate flooring, recessed ceiling spotlights.

Single Detached Garage 5.03m (16'6") x 2.64m (8'8)

Detached brick built single garage with side door, power and light connected, eaves storage space, Up and over door.

Outside

The front of the property is open plan, down lighting, tarmac drive leading to off road parking and the detached single garage, side gate to the enclosed rear garden with wood panel fencing areas laid to lawn with flower and shrub insets, patio areas, down lighting, outside power points, outside water tap.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road. At the roundabout take your first exit onto Greenwich Avenue, then your next left onto John Harrison Way where the property can be located on the right-hand side at the bottom of the cul-de-sac. For satellite navigation, the property postcode is: PE12 7JH.

Council Tax Banding

Band C - £1,933.17 From April 2024 to March 2025.

## EPC - C

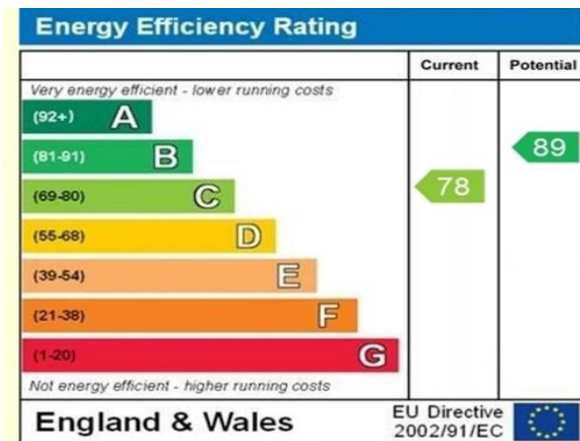
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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 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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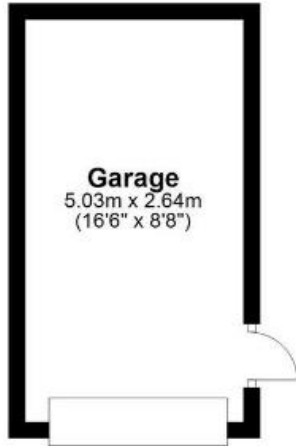






## Ground Floor

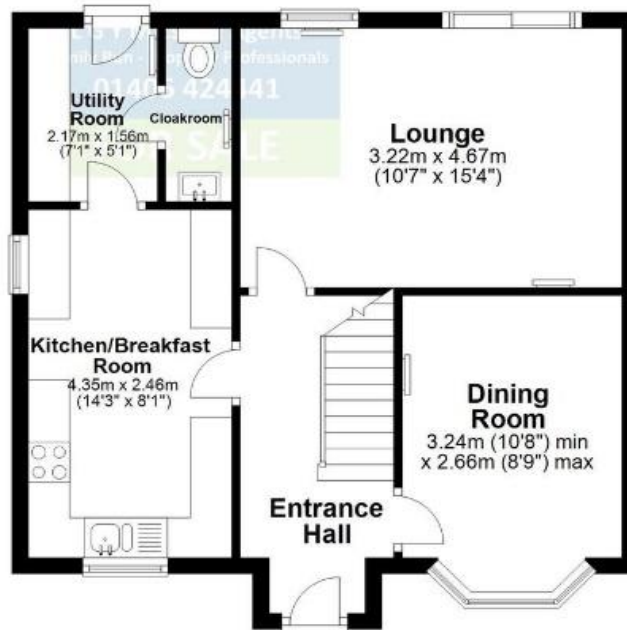
Approx. 61.8 sq. metres (665.0 sq. feet)



**Garage**  
5.03m x 2.64m  
(16'6" x 8'8")

## First Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



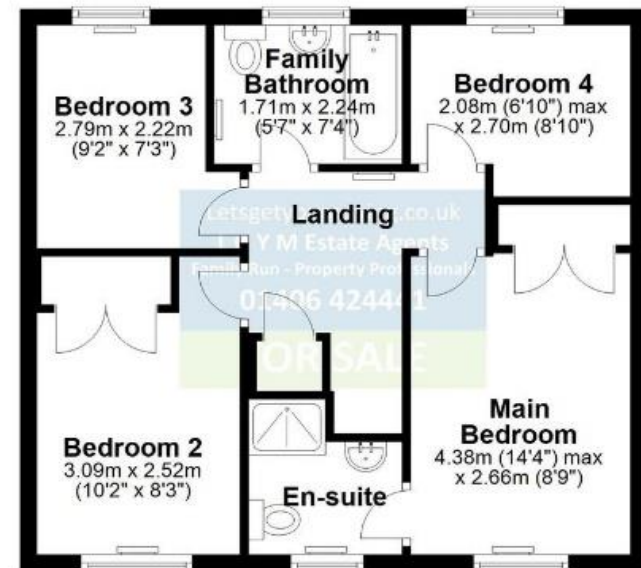
**Utility Room**  
2.17m x 1.56m  
(7'1" x 5'1")

**Kitchen/Breakfast Room**  
4.35m x 2.46m  
(14'3" x 8'1")

**Entrance Hall**

**Dining Room**  
3.24m (10'8") min  
x 2.66m (8'9") max

**Lounge**  
3.22m x 4.67m  
(10'7" x 15'4")



**Bedroom 3**  
2.79m x 2.22m  
(9'2" x 7'3")

**Family Bathroom**  
1.71m x 2.24m  
(5'7" x 7'4")

**Bedroom 4**  
2.08m (6'10") max  
x 2.70m (8'10")

**Bedroom 2**  
3.09m x 2.52m  
(10'2" x 8'3")

**En-suite**

**Main Bedroom**  
4.38m (14'4") max  
x 2.66m (8'9")

**Landing**

Total area: approx. 108.4 sq. metres (1166.7 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 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 entrance. The room is filled with stacks of cardboard boxes, and the scene is brightly lit by natural light from a large window.