



West End, Holbeach £339,995

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A Grade II Listed Town House - This magnificent town house, built in 1786 located in the conservation area of Holbeach town centre, spans four floors and features off-road parking and an enclosed rear garden. The accommodation briefly includes: a reception hallway, lounge, separate dining room, garden room, cloakroom, utility room, kitchen breakfast, three first-floor bedrooms with main having an en-suite, family bathroom, two additional bedrooms on the second floor with a cloakroom, and a basement. To arrange a viewing, call us ANYTIME on 01406 424441.

Accommodation Comprises:

Rear entrance door with etched glazed inserts and matching glazed panel over to:

Reception Hall

Decorative dado rail and coving to ceiling with ceiling roses, smoke detector, wall light points, feature staircase leads to first and second floors, engineered wood flooring, door with staircase to cellar, door to:

Lounge 4.61m x 4.25m (15'1" x 13'11")

Feature cast iron fireplace with living flame effect fire, Louis surround with marble hearth, decorative dado rail and cove to ceiling with feature ceiling rose, wall light points, TV point, telephone point, double radiator, engineered wood flooring, decorative wall moulding with spotlights, picture light, single glazed sash window to front aspect with wooden shutters.

Dining Room 4.22m x 3.09m (13'10" x 10'2")

Feature marble fire surround with marble hearth, wall light point, double radiator, engineered wood flooring, decorative dado rail and coving with ceiling rose, single glazed sash window to front aspect with wooden window shutters.

Steps lead down from the Reception Hall to:

Inner Hallway 5.11m x 3.72 (16'7" x 12'3")

Decorative dado rail and cove to ceiling with ceiling roses, tiled flooring, double radiator, telephone point, smoke alarm, part glazed decorative door to built-in storage cupboard with shelving, cove to ceiling with light point, door to:

Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Pedestal wash basin with tiled surround, close coupled WC, tiled flooring, single glazed opaque window to side aspect.

Utility Room 2.64m x 2.18m (8'6" x 7'5")

Fitted with a matching range of wall mounted units and floor standing units with worktop space over, single drainer Frankie sink unit with mixer tap, plumbing for washing machine, cove to ceiling, sealed unit double glazed window to side aspect, door to built in boiler cupboard housing wall mounted gas fired central heating boiler servicing heating and domestic hot water with pressurised Santon large hot water tank and linen shelving.

Rear Hallway

Cove to ceiling with access to loft space, radiator, wooden door with glazed insert to side exit, tiled flooring, access to boot room with cove to ceiling, hanging space, spotlight, telephone point, power connected.

Kitchen Breakfast 5.61m x 4.32m (18'5" x 14'2")

Fitted with a matching range of wall mounted units, display cabinets and floor standing units with worktop space over, single drainer stainless steel sink unit, Rangemaster stove with double oven and grill, pan storage draw, 5 burner gas hob with hot plate with glass lid, feature brick built canopy over with recessed extractor fan, breakfast bar area, double radiator, French dresser unit with display stand, tiled flooring, exposed beams to ceiling with recessed eyeball lighting, TV point, sealed unit double glazed window to side aspect, opening to:

Garden Room 4.22m 3.01m (12'10" x 9'11")

Cove to ceiling with eyeball lighting, TV point, double radiator, luxury vinyl tiled flooring, sealed unit double glazed French doors with matching side panels to rear garden.

Spindle staircase leads to:

First Floor Landing

Split level landing, wall light points, glazed opaque arched window to side, wall light points, wooden panelling to lower walls, smoke detector, cove to ceiling, radiator, staircase leading to second floor, door to:

Main Bedroom 5.02m x 4.62m max (16'6" x 15'2")

Steps lead down, wooden effect flooring, TV point, double radiator, wall light point, dado rail, sealed unit double glazed window to side aspect, door to walk in dressing room with hanging space and shelving, radiator, wall light points, access to loft space, wooden effect flooring.

En-Suite

Fitted with a three-piece suite comprising, walk in tiled shower enclosure with fitted shower, perch seat, close coupled dual flush WC, pedestal wash hand basin, tiled surround, ceramic tiled flooring, cove to ceiling, extractor fan, radiator.

Bedroom 2 4.84m x 4.20m max (15'11" x 13'9")

Feature cast fireplace with tiled hearth, decorative coving to ceiling with ceiling rose, engineered wood flooring, double radiator, single radiator, over bed storage cupboards, single glazed sash windows to front aspect x 2 both with wooden shutters.

Bedroom 3 4.25m x 2.86m (13'11" x 9'5")

Cove to ceiling with ceiling rose, engineered wood flooring, TV point, radiator, single glazed sash window to front aspect with wooden shutters.

Family Bathroom 3.50m x 2.43m min x (11'6" x 8')

Fitted with a four-piece suite comprising: Roll top feature bath with central telephone style mixer tap, tiled surrounds, pedestal wash hand basin, close coupled WC, ceramic tiled flooring, radiator with towel warmer, extractor fan, cove to ceiling with eyeball lighting, wall light point, glazed window to rear aspect. Steps lead down to fully tiled shower area with rainfall shower with hand shower attachment, extractor fan, light point.

Second Floor Landing

Cove to ceiling with access to loft space, smoke detector, door to:

Bedroom 4 3.83m x 2.96m (12'7" x 9'9")

Vaulted ceiling (restricted head height) wooden laminate flooring, double radiator, wall light points, sealed unit double glazed window to front aspect.

Bedroom 5 3.12m x 2.75m (10'3" x 9")

Engineered wood flooring, part valuated ceiling (restricted head height) TV point, double radiator, wall light point, sealed unit double glazed window to front aspect.

Cloakroom

Fitted with a 2-piece suite comprising: Close coupled WC, pedestal wash hand basin, tiled surround, part vaulted ceiling, ceramic tiled flooring and walls.

Outside:

The property fronts onto West End with a low walled entrance with steps leading to the original main entrance door (The main entrance is now to the rear of the property). Vehicle and pedestrian right of way access to the side leads to double gated access to the properties private driveway providing ample off-road parking which leads to a partly modified detached double garage. (Partitions into workshop space and could be removed). The rear garden is walled and laid to lawn with low maintenance area flower and shrub borders. Decked seating area, outside water tap, outside courtesy lighting. Viewing of this property is highly recommended. The original property dates back to the 18th century, a fine example of a Grade II listed building in Holbeach town centre. Call us ANYTIME on – 01406 424441.

Directions: Leave our Church Street office and turn left onto West End where the property can be located on the right-hand side just past the convenience store One Stop. The property postcode is: PE12 7LW.

Council Tax:

Band D - £2,174.82 – South Holland District Council 2024/25.

EPC: D

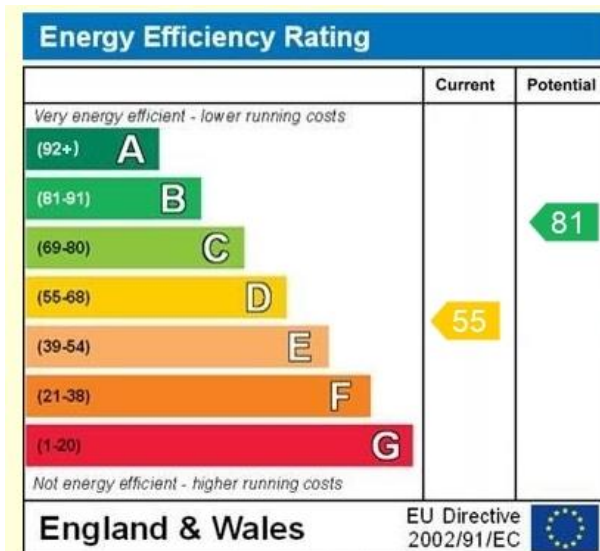
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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

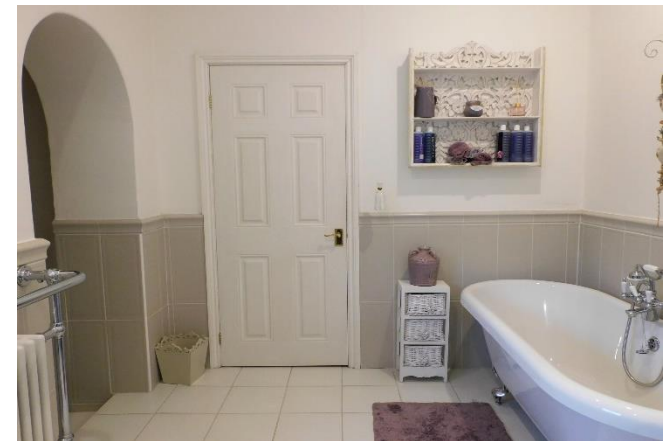
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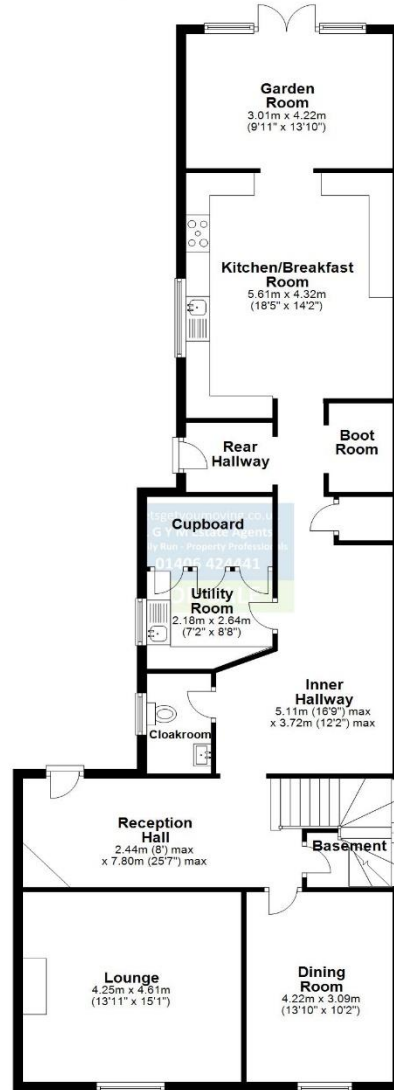






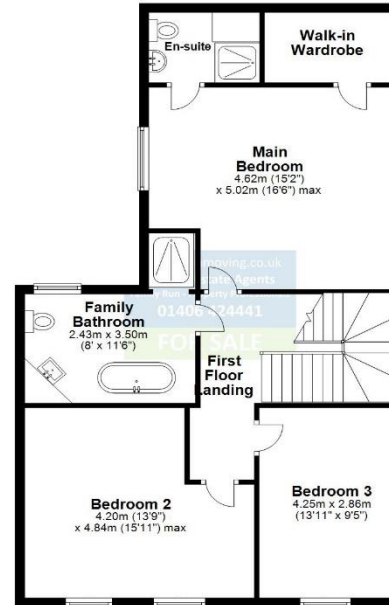
Ground Floor

Approx. 130.3 sq. metres (1402.5 sq. feet)



First Floor

Approx. 85.4 sq. metres (919.3 sq. feet)



Second Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Basement

Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 288.2 sq. metres (3102.4 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. Callus 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.