

**letsgetyoumoving.co.uk**  
Sales & Letting Agents



**14 Church Street, Holbeach, Lincolnshire, PE12 7LL**

t: 01406 424441 e: [info@letsgetyoumoving.co.uk](mailto:info@letsgetyoumoving.co.uk) [www.letsgetyoumoving.co.uk](http://www.letsgetyoumoving.co.uk)


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

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




# Cranmore Lane, Holbeach £229,995


Spacious 4-Bedroom Detached Family Home – Ideal Renovation Project! This generously sized detached property offers fantastic potential for those looking to create their dream home. Entrance hall, lounge diner, kitchen, utility, four bedrooms, main with en-suite & family bathroom. While the home requires redecoration, new floor coverings, and would benefit from a modern kitchen, it presents an excellent opportunity to add value and tailor the space to your own taste.

 Spacious 4-Bedroom Detached Family Home – Ideal Renovation Project! This generously sized detached property offers fantastic potential for those looking to create their dream home.


## 💡 Ground Floor:


Welcoming lounge-diner 


Well-proportioned kitchen 

Handy utility room with access to the integral garage 


## 💡 First Floor:



Main bedroom with en-suite 

Three further bedrooms 


Family bathroom 


## Outside:

✓ Ample off-road parking 

✓ Gardens to front and rear  

While the home requires redecoration, new floor coverings, and would benefit from a modern kitchen, it presents an excellent opportunity to add value and tailor the space to your own taste.

 Offered with NO ONWARD CHAIN – early viewing is highly recommended!

 Call us today on 01406 424441 to arrange your viewing.

## Accommodation Comprises:

PVCu double glazed entrance door with glazed insert and side panel to:

#### Entrance Hall

Textured ceiling, radiator, staircase to first floor landing with built in understairs storage cupboard, door to:

#### Lounge Diner 7.33m x 3.60m max (24'1" x 11'10" max)

Cove to textured ceiling, TV point, broadband point, single radiator, double radiator, ornamental fire recessed in wall (gas point), wooden effect laminate flooring, ceiling fan, wall light points, PVCu double glazed window to front aspect, double glazed sliding patio doors to rear garden.

#### Kitchen 2.86 x 2.64 (9'5" x 8'8")

Fitted with a range of wall mounted and floor standing units with worktop space over, one and a half bowl polycarbonate sink unit with mixer tap, tiled splashback, gas cooker point, space for low level fridge, space for dishwasher, PVCu double glazed window to rear aspect, door to:

#### Utility Room

Fitted floor standing unit with worktop space over, plumbing for washing machine, space for tumble dryer, floor mounted gas fired boiler servicing heating and domestic hot water, PVCu double glazed window to side, single glazed opaque window to side, PVCu double glazed French doors to rear garden, personal door to integral garage.

#### First Floor Landing

Textured ceiling with access to loft space, door to:

#### Bedroom 1 4.04m x 2.95m (13'3" x 9'8")

Cove to textured ceiling with recessed spotlights, dado rail, TV point, radiator, PVCu double glazed window to front aspect, opening to:

#### En-Suite Shower Room 2.47m x 2.08m (8'1" x 6'10")

Fitted with a three-piece suite comprising: Walk in shower cubicle with aqua boarding surrounds, fitted Triton electric shower, vanity wash hand basin with storage cupboards under, concealed cistern dual flush WC, vertical towel radiator, cove to textured ceiling, PVCu opaque double glazed window to front aspect.

#### Bedroom 2 3.19m x 2.95m (10'6" x 9'8")

Cove to textured ceiling, radiator, PVCu double glazed window to rear aspect.

#### Bedroom 3 4.19m x 2.40m (13'9" x 7'10")

Cove to textured ceiling with eyeball lighting, radiator, TV point, PVCu double glazed window to front aspect.

#### Bedroom 4 3.10m max x 2.39m max (10'2" max x 7'10" max)

Radiator, PVCu double glazed window to rear aspect.

#### Family Bathroom

Fitted with a three-piece suite comprising: Deep panel bath with mixer tap, tiled surround, independent electric shower over, pedestal wash hand basin, close coupled dual flush WC, wall mounted electric towel heater, PVCu double glazed opaque window to rear aspect, door to: Built in airing cupboard housing hot water tank with linen shelving.

Outside: The front garden is open plan with blocked paved driveway providing off road parking leading to:

Single garage 4.76m x 2.42 (14'7" x 7'11")

Double opening wooden doors, power and lighting connected.

Side gate provides access to the rear garden which is enclosed and of low maintenance with paved patio areas and area laid to artificial grass.

#### Directions:

Leave our Church Street office and turn right, at the junction hear right onto Hall Gate, over the roundabout continue along taking the left turn onto Cranmore Lane where the property can be located immediately on the right. For satellite navigation the property postcode is: PE12 7HT.

Council Tax ~ Band C - £1,995.69 – South Holland District Council

EPC ~ E

#### Agents Notes:

**Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.**

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.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.







## DERVENSURE INSURANCE BROKERS LTD

## INSURANCE THAT'S ON YOUR DOORSTEP

To discuss your needs call **01406 423340**  
or pop in to our office:

44 High Street, Holbeach  
Spalding PE12 7ED

[www.dervensure.co.uk](http://www.dervensure.co.uk)

We can assist you with:

- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA). FCA registration number 456942



Your local, independent  
building surveyors

☎ 01775 422211

✉ [info@southlincssurveyors.com](mailto:info@southlincssurveyors.com)  
🌐 [www.southlincssurveyors.com](http://www.southlincssurveyors.com)

Level 2 RICS  
Homebuyer Surveys

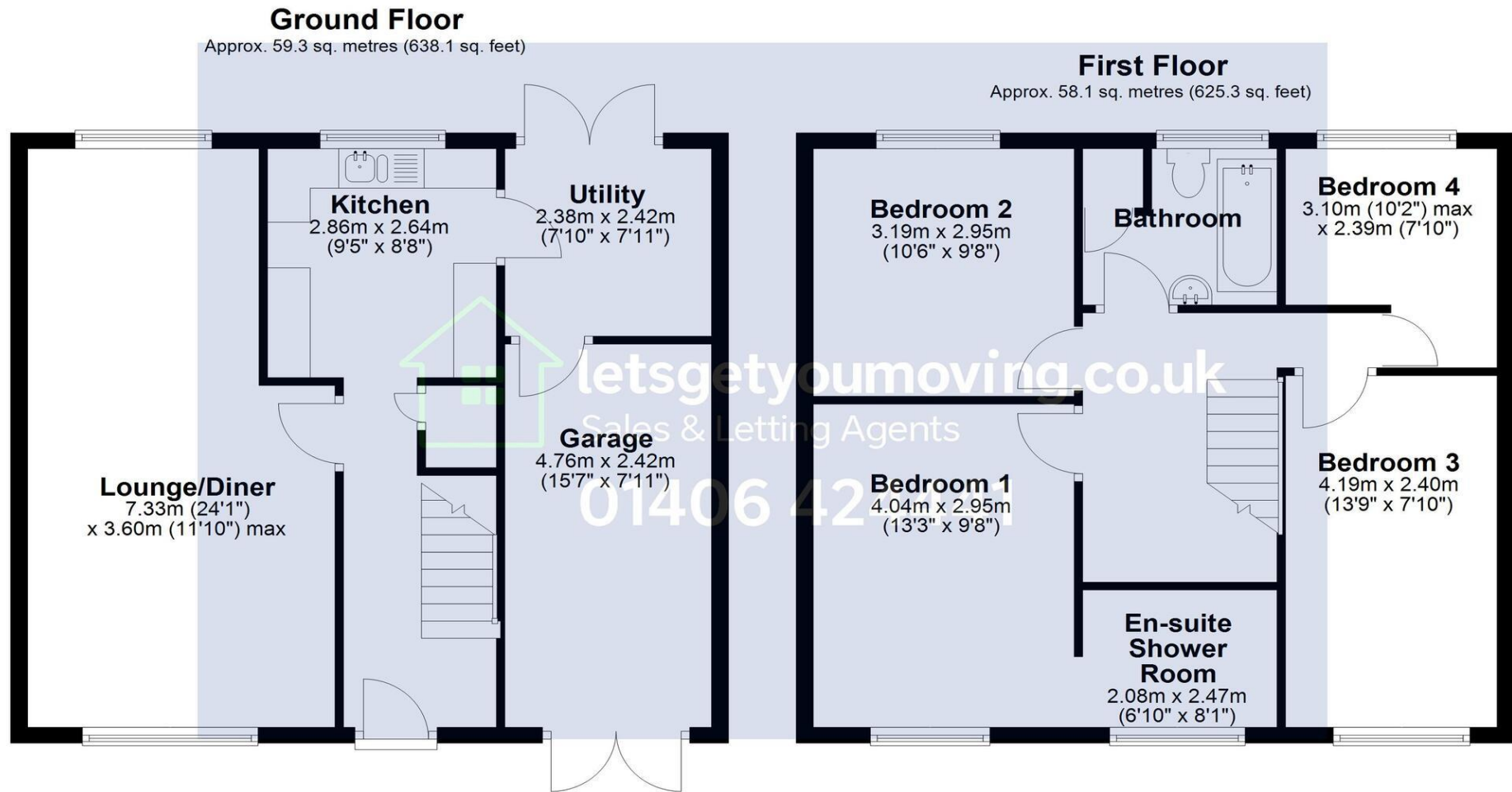
New Build Snagging  
Surveys

Energy Performance  
Certificates (EPC)

RICS Valuations



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Total area: approx. 117.4 sq. metres (1263.4 sq. feet)



## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

**RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.**

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, **FREE FLOOR PLANS**, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, **FULL LETTING SERVICE**, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

***“We strive for results, it’s what we do best” 30 YEARS + IN THE INDUSTRY***

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

letsgetyoumoving.co.uk

**With extensive knowledge of Holbeach & Spalding...**  
give us a call **anytime** for your free valuation

01406 424441

