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Sales & Letting Agents



**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



# Western Avenue, Holbeach £214,995

✦ An Exciting Opportunity in a Prime Location ✦ This property offers fantastic potential to transform into a generous family home, superbly positioned within easy walking distance of the town centre and a full range of local amenities 🏠 📍

Inside, the accommodation features a spacious lounge/dining room, a kitchen with adjoining breakfast room ☕ 🪑, a ground-floor cloakroom, and excellent built-in storage throughout. Upstairs, you'll find three well-proportioned bedrooms 🛏 🛏 🛏 and a shower room ..

✦ An Exciting Opportunity in a Prime Location ✦

This property offers **fantastic potential to transform into a generous family home**, superbly positioned **within easy walking distance of the town centre and a full range of local amenities** 🏠 📍

Inside, the accommodation features a **spacious lounge/dining room**, a **kitchen with adjoining breakfast room** ☕ 🪑, a **ground-floor cloakroom**, and **excellent built-in storage throughout**.

Upstairs, you'll find **three well-proportioned bedrooms** 🛏 🛏 🛏 and a **shower room**, providing flexible space for growing families or home working.

Outside, the property continues to impress with a **garage, off-road parking** 🚗, and **low-maintenance front and rear gardens** 🌿 —ideal for busy lifestyles and easy upkeep.

💡 **A brilliant opportunity for families, buyers seeking space, or those looking to add value in a convenient town-centre location.**

📞 **Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends!**

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## Accommodation Comprises:

Porch

Coving to textured ceiling, PVCu double glazed opaque entrance doors, door to:

Entrance Hall

Radiator, broadband point, heating thermostat, textured ceiling with smoke detector, stairs to first floor landing, door to:

Lounge/Diner 7.33m (24'1") x 4.21m (13'10") max

PVCu double glazed window to front and rear, living flame effect gas fire with wooden surround and tiled inset and hearth, two radiators, telephone point, TV point, three wall lights, coving to textured ceiling.

Breakfast Room 2.87m (9'5") x 2.76m (9'1")

Radiator, serving hatch to Dining Room, open plan to kitchen, door to:

Kitchen 5.03m (16'6") x 2.51m (8'3")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with double draining board, mixer tap and tiled splashbacks, space for range style cooker with extractor hood over, PVCu double glazed windows to rear, coving to textured ceiling.

Utility 2.22m (7'3") x 1.68m (5'6")

With shelving, space for fridge and freezer, PVCu opaque double glazed window to side, PVCu double glazed entrance door to side, cupboard with shelving and hanging, door to:

Cloakroom

PVCu opaque double glazed window to side, fitted with two-piece suite comprising, wall mounted wash hand basin with tiled splashback, low-level WC.

First Floor Landing

PVCu double glazed window to side, textured ceiling, access to insulated loft space.

Main Bedroom 4.06m (13'4") x 3.00m (9'10")

PVCu double glazed window to front, radiator, coving to textured ceiling.

Bedroom 2 3.22m (10'7") x 2.99m (9'10")

PVCu double glazed window to rear, radiator, coving to textured ceiling.

Bedroom 3 3.01m (9'11") max x 2.39m (7'10")

PVCu double glazed window to front, radiator, coving to textured ceiling, storage cupboard with shelving.

Family Bathroom

Fitted with three-piece suite comprising vanity wash hand basin with base cupboard, tiled shower cubicle with glass and close coupled WC, fully ceramic tiled walls, electric fan heater, PVCu opaque double glazed window to rear, airing cupboard housing, hot water cylinder, wall mounted gas boiler serving heating system, radiator, textured ceiling with recessed ceiling spotlight lights.

Garage 5.71m (18'9") x 2.39m (7'10")

PVCu double glazed window to side, Up and over door, power and lighting connected.

#### Outside:

The property featuring a paved driveway providing off-road parking and access to a single garage. The frontage is low maintenance, with hardstanding and mature borders, giving a neat and practical first impression. To the rear, the house enjoys a generous rear garden, predominantly laid with block paving, offering an excellent space for outdoor seating, entertaining, or further landscaping if desired. The garden is bordered by timber fencing for privacy and includes useful external storage, with the overall space being level and easy to maintain.

#### Directions

Leave our Church Street office and turn left onto West End. Continue along Spalding Road, turn left onto Western Avenue where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7QD.

#### Council Tax

Band C - £1,995,69 from April 2025 to March 2026, South Holland District Council.

EPC ~ D

#### **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.

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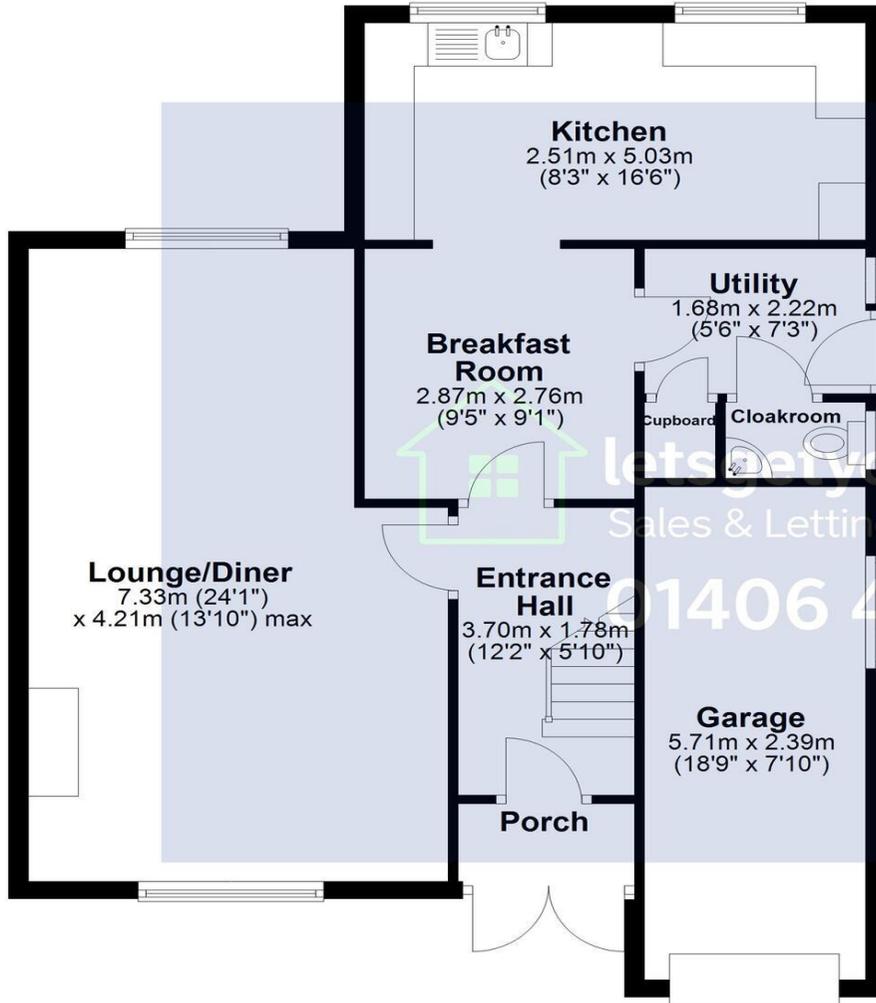
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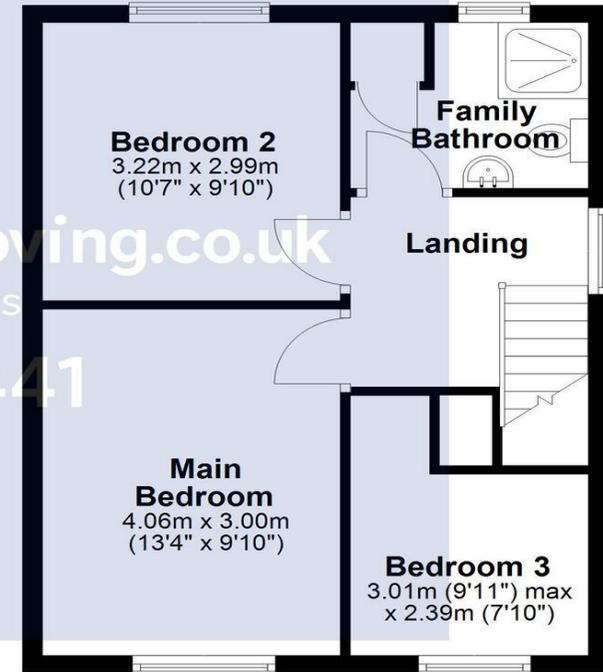
### Ground Floor

Approx. 76.9 sq. metres (827.4 sq. feet)

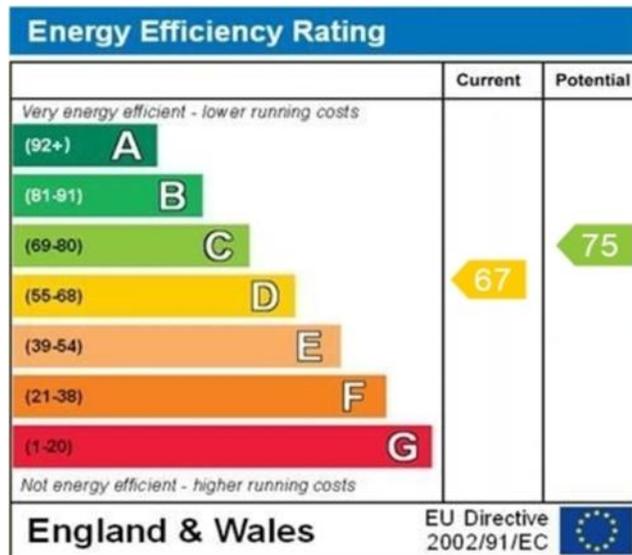


### First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 117.3 sq. metres (1262.3 sq. feet)



### Disclaimer

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

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