

Fen Road, Holbeach

£795 PCM



This detached two bed bungalow is available partly furnished situated close to Holbeach Town centre which benefits from gas fired central heating with ample off road parking, pet considered. Full references are required, call us ANYTIME to arrange your viewing - 01406 424441.

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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



Accommodation Comprises:

PVCu double glazed door to:

Lounge 4.50m x 3.10m (14'9" x 10'2") Panel work to ceiling, TV point, radiator, PVCu double glazed window to front and rear aspect, archway to:

Fitted Kitchen 3.10m x 2.40m (10'2" x 7'10") Fitted with a matching range of wall mounted and floor standing units with worktop space over, stainless steel sink unit with double drainer, washing machine, cooker, microwave, Panel work to ceiling with access to loft space, smoke detector, space for fridge freezer, radiator, wall mounted central heating thermostat, wall mounted hot water control panel.

Separate Dining Room 3.20m x 2.40m (10'6" x 7'10") Panel work to ceiling, radiator, PVCu sliding patio doors to:

Conservatory 3.50m x 1.80m (11'6" x 5'11") Of double-glazed construction with polycarbonate roof, radiator, PVCu sliding patio door to rear garden.

Master Bedroom 4.30m x 3.90m (14'1" x 12'10") Panel work to ceiling, TV point, radiator, wall light points, PVCu double glazed window to rear aspect, door to built in airing cupboard housing hot water cylinder with linen shelving, wall mounted hot water control panel, PVCu double glazed door to rear courtyard garden, door to:

En-Suite Bathroom Fitted with a four piece suite comprising: Tiled shower cubicle with fitted shower, deep panel bath with tiled splashback, pedestal wash hand basin, low level WC, panel work to ceiling, wall mounted dimplex fan heater, wall mounted gas fired central heating boiler servicing heating system, extractor fan, wall mounted heated towel radiator, PVCu opaque double glazed window to side aspect.

Bedroom 2 (L-Shaped Room) 6.0m max x 3.10m (19'8" x 10'2") Panel work to ceiling, wall light points, radiator, TV point, PVCu double glazed window to front aspect, PVCu double glazed door to courtyard garden, walk in tiled shower cubicle with fitted shower, door to:

En-Suite Bathroom Fitted with a three piece suite comprising: Deep panel bath with tiled splashback, pedestal wash hand basin, shaver point and light, wall mounted fan heater, low level WC, double doors to built in airing cupboard housing hot water tank with linen shelving, wall mounted heated towel radiator, PVCu opaque double glazed window to front aspect.

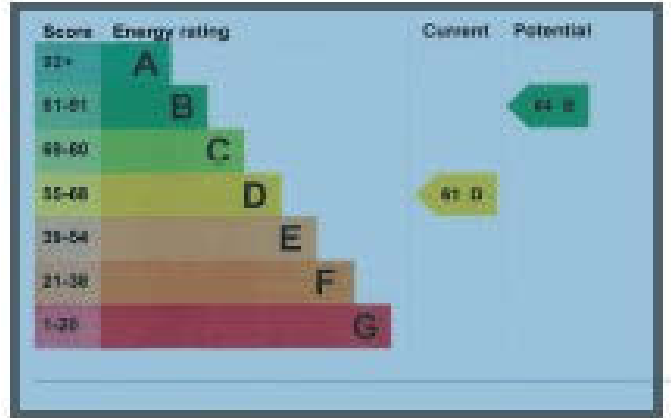
Directions: Leave our Church Street office and turn right, continue to Station Street and along onto Fen Road. The property can be located on the right-hand side. For the purpose of satellite navigation, the property postal code is: PE12 8QA.

EPC: D.

Items shown in photographs are NOT included unless specifically mentioned within the property particulars. They may however be available by separate negotiation. Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

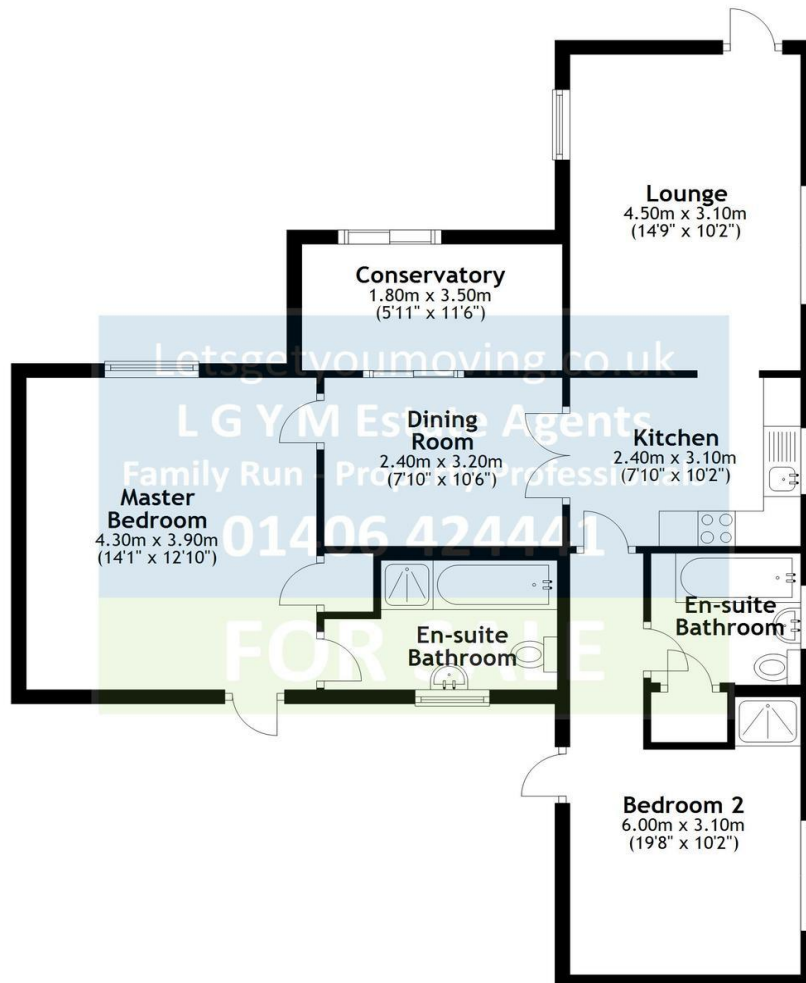
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Ground Floor

Approx. 78.9 sq. metres (848.8 sq. feet)



Total area: approx. 78.9 sq. metres (848.8 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) 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 in a bright, sunlit room. In the background, a woman and a man are carrying boxes, and a stack of boxes is visible. The overall atmosphere is warm and positive.