

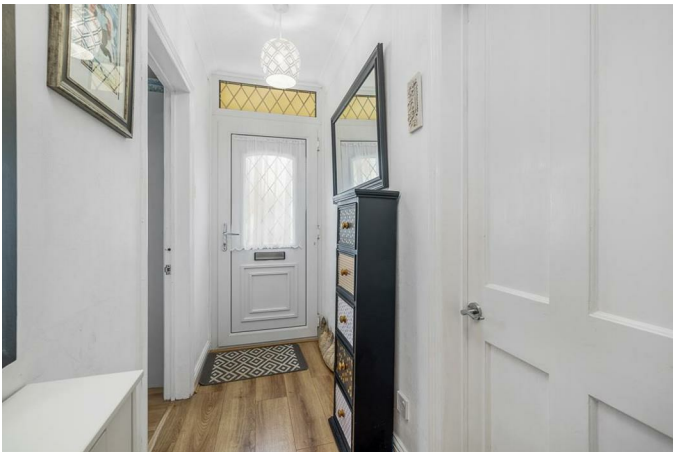
12 North Parade, Holbeach, PE12 7AJ

£279,995

- Large plot with Private rear garden
- Easy walking access to town and local amenities
- Quiet road
- Well-presented throughout
- Large sitting room to rear overlooking the garden
- Ample garden sheds/workshops
- Space for 3 cars off road parking to front of property

This deceptive spacious detached bungalow with four generous size bedrooms which are easily adaptable to suit the occupier. At present the front rooms are bedrooms which could easily be a reception room/living room. It also has ample off-road parking, situated on a very quiet road within walking distance of the local town shops. The present owner has turned the Garden room into the main living area for all year-round use which overlooks a stunning very private garden with well stocked borders a small pond and a patio area. This garden really does set this property apart. With a further garden through a gate into a area laid to raised beds for vegetables. With three sheds with power and internet access in one plus a greenhouse a simple gardeners heaven. This is a house ideal for a family or someone looking for a retirement forever home. This property really needs to be viewed to appreciate this lovely quite haven.

Entrance Hall



UPVC glazed door to front. Loft access. Radiator. Laminate wood flooring.

Lounge/Bedroom 1 13'11" x 10'11" (4.26m x 3.34m)



UPVC bay window to front. Radiator. Laminate wood flooring.

Bedroom 2 10'0" x 10'10" (3.05m x 3.32m)



UPVC bay window to front. Radiator. Laminate wood flooring.

Bedroom 3 9'11" (inc cpbd) x 10'4" (3.04m (inc cpbd) x 3.15m)



UPVC window to side. Radiator. Built in wardrobe with sliding doors. Laminate wood flooring.

Bedroom 4/Office 6'0" x 10'11" (1.85m x 3.34m)



UPVC window to side. Radiator. Laminate wood flooring

Inner Hall

Laminate wood flooring.

Utility Room 9'4" x 6'0" (2.86m x 1.84m)



UPVC window to rear and side. Door to rear. Herringbone wood effect vinyl flooring. Space and plumbing for washing machine. Base unit with worktop over. Belfast style sink with mixer tap. Space for fridge/freezer.

Bathroom 8'10" x 6'5" (2.71m x 1.97m)



Sky light. Corner shower cubicle with electric shower unit over. Pedestal wash hand basin with tiled splash back. Fully tiled shower cubicle with electric shower over. Feature tile effect vinyl flooring. Extractor fan. Partially tiled. Radiator.

Kitchen 12'2" x 12'5" (3.73m x 3.81m)



UPVC double glazed window to side and rear. Ceramic sink and drainer with mixer tap over. Matching range of base units with work surfaces over. Electric hob with extractor over. Built in electric oven. Tiled splash backs. Integrated dish washer. Radiator. Space for tall fridge freezer. Herringbone wood effect vinyl flooring. Boiler.

Living Room 13'5" x 14'9" (4.11m x 4.52m)

UPVC windows and door to rear. Centre light. Radiator. Carpeted.

Outside

Front: Gravelled driveway providing ample off road parking. Side access gate giving access to the rear garden.

Rear: Well established garden enclosed by fencing and hedging. Patio area. Lawn area with flower and shrub borders. Paved pathway leading to a gate which give access to a further garden area which is paved with raised vegetable beds. Timber garden shed. Metal storage shed/workshop with lighting. Outside power point and light. Outside tap.

Property Postcode

For location purposes the postcode of this property is: PE12 7AJ

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C70

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

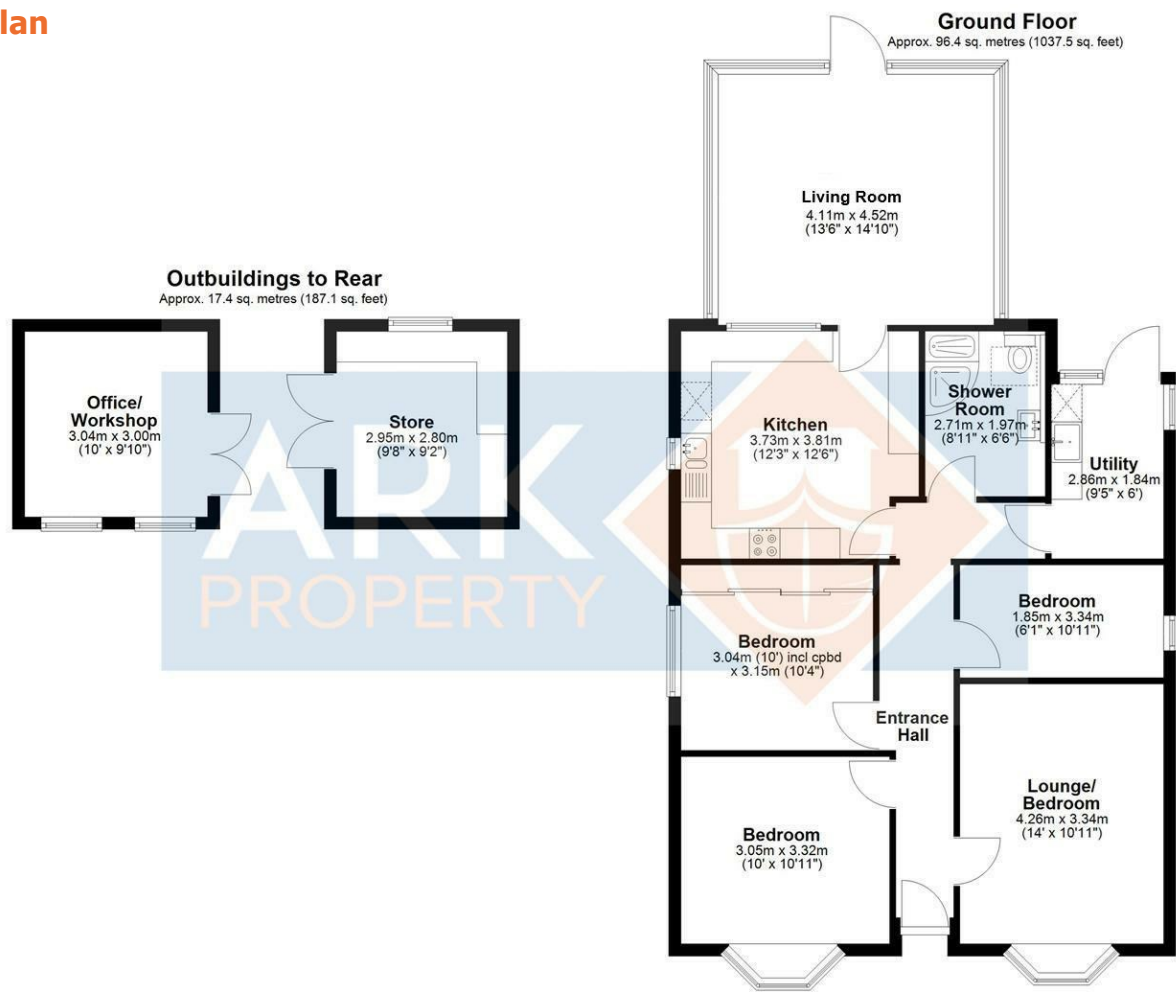
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

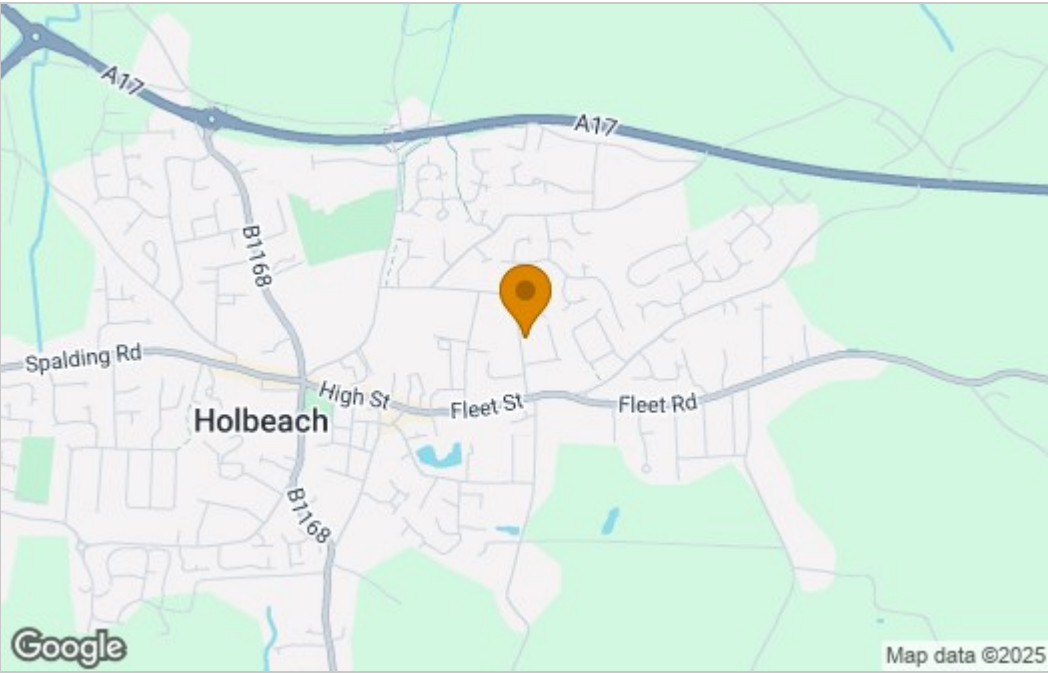
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

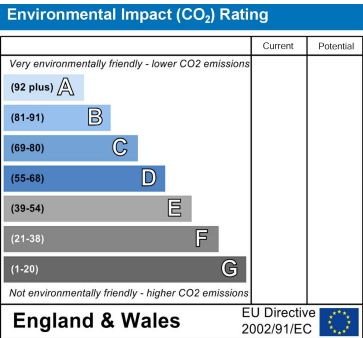
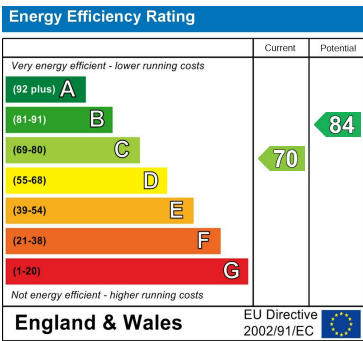


Total area: approx. 113.8 sq. metres (1224.6 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

