



## **7 Wheatsheaf Close, Holbeach, PE12 7NZ**

**Offers In The Region Of £350,000**

- Four Double Bedroom Family Home
- Planning Permission To Extend Side and Rear
- 20' Lounge
- Conservatory
- Study/Snug
- Ground Floor Shower Room
- First Floor Bathroom
- Kitchen/Diner

**FAMILY HOME!** Located within a sought after cul-de-sac, this spacious, four double bedroom home is the ideal property for those that are looking for more room. There is also the added benefit of having PLANNING PERMISSION to EXTEND to the side and to the rear to add new master bedroom suite and larger kitchen/dining room.

Internally there is a 20ft Lounge with Conservatory off, Study/Snug, Kitchen/Diner, Utility and downstairs Shower room. Upstairs there are four double bedrooms and bathroom.

Outside is an enclosed rear garden, whilst to the front there is a driveway to the double garage and an electric charging point.

To fully appreciate what this home has to offer internal viewing is a must.

**Entrance Hall 13'5" x 6'5" (4.10m x 1.98m)**



Wooden effect high security front door leading into the entrance hall with Karndean flooring. Radiator. Stairs leading to the first floor landing.

**Lounge 20'11" x 11'11" (6.38m x 3.64m)**



Double glazed picture window to front. Gas flame effect fire with wooden mantel over. Karndean flooring. Two radiators. Double glazed patio doors which lead out to the conservatory. Telephone point and fibre broadband connection.



**Conservatory 15'11" x 11'11" (4.86m x 3.64m)**



Brick built base with double glazed windows round and double glazed French doors leading to the rear garden. Wood effect tiled flooring. Underfloor heating.

**Study/Snug 10'5" x 10'4" (3.18m x 3.16m)**



Double glazed window to front. Karndean flooring. Radiator.

**Kitchen/Diner 17'4" x 10'1" (5.28m x 3.07m)**



Double glazed window over looking the rear garden. Fitted with a range of base and wall mounted units with complimentary worktops over. Integrated "Neff" electric fan assisted double oven with heated plate warmer. Integrated microwave. Built in "Neff" induction four ring hob with extractor hood over. Integrated dishwasher. Space for upright fridge/freezer. Radiator. There is also the added bonus of having a pantry.



**Rear Hallway**

Double glazed door which leads out to the rear garden. Radiator.

**Utility Room 8'5" x 5'10" (2.58m x 1.78m)**



Double glazed window to rear. Base and wall mounted units with complimentary worktops over. Plumbing for washing machine and space for tumble dryer. Floor standing boiler.

**Shower Room 8'5" x 3'7" (2.59m x 1.10m)**



Double glazed window to side. Walk in double shower cubicle. Low level toilet. Wall mounted wash hand basin. Tiled splash backs.

**First Floor Landing 15'0" x 6'5" (4.58m x 1.96m)**



Double glazed window to front. Airing cupboard with hot water tank. Loft access. Carpeted.

**Bedroom 1 10'10" x 12'0" (3.32m x 3.66m )**



Double glazed window to the front. Radiator. Carpeted.

**Bedroom 2 11'11" x 9'8" (3.65m x 2.95m)**



Double glazed window to front. Radiator. Carpeted.

**Bedroom 3 10'2" x 10'5" (3.11m x 3.18m)**



Double glazed window to rear. Radiator. Carpeted.

**Bedroom 4 10'5" x 10'6" (3.18m x 3.21m)**



Double glazed window to rear. Radiator. Carpeted.

**Bathroom 5'6" x 7'2" (1.68m x 2.20m)**



Double glazed window to rear. Bath with separate shower over. Low level toilet. Pedestal wash hand basin. Shaver point. Heated towel rail. Fully tiled walls. Vinyl flooring.

**Rear Garden**



Patio leading to the lawn which has flower and shrub borders. Further patio area. Side gate and outside tap. Outside electric socket.

## Front Garden



Paved driveway leading to double garage. Gravel area. Lawn area. Side access gate leading to rear garden.

## Double Garage and Driveway

A driveway, providing off road parking for a number of vehicles leads to the double garage. There are two up and over doors. Light and power and courtesy door leading into the rear hallway. There is also an electric charging point.

## Planning Permission For Extensions

South Holland District Council H09-0444-22

There is planning permission for extension to the side and rear which provides a new open plan kitchen/dining/lounge and a new bedroom, dressing room and second en-suite above the garage.

The side extension would go above the double garage and provide for a master bedroom front to rear with an en-suite. there would also be scope to add an en-suite to bedroom four.

To the rear the plans allow for the kitchen to be extended, conservatory to come down and create an open plan living area, with kitchen, dining area and lounge.

## Property Postcode

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

## 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: C

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 Limited 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 and Double Garage

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, South Holland District Council H09-0444-22.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D58

## 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

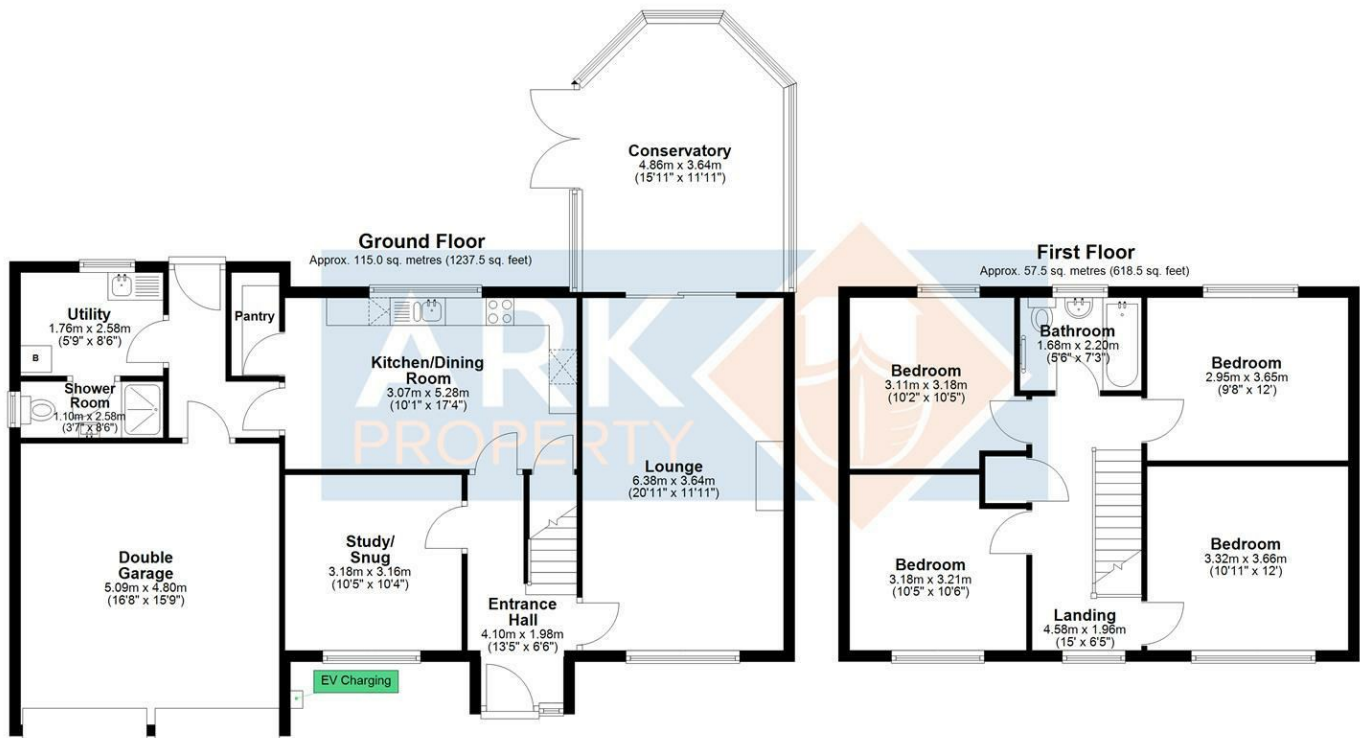
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

### Plans





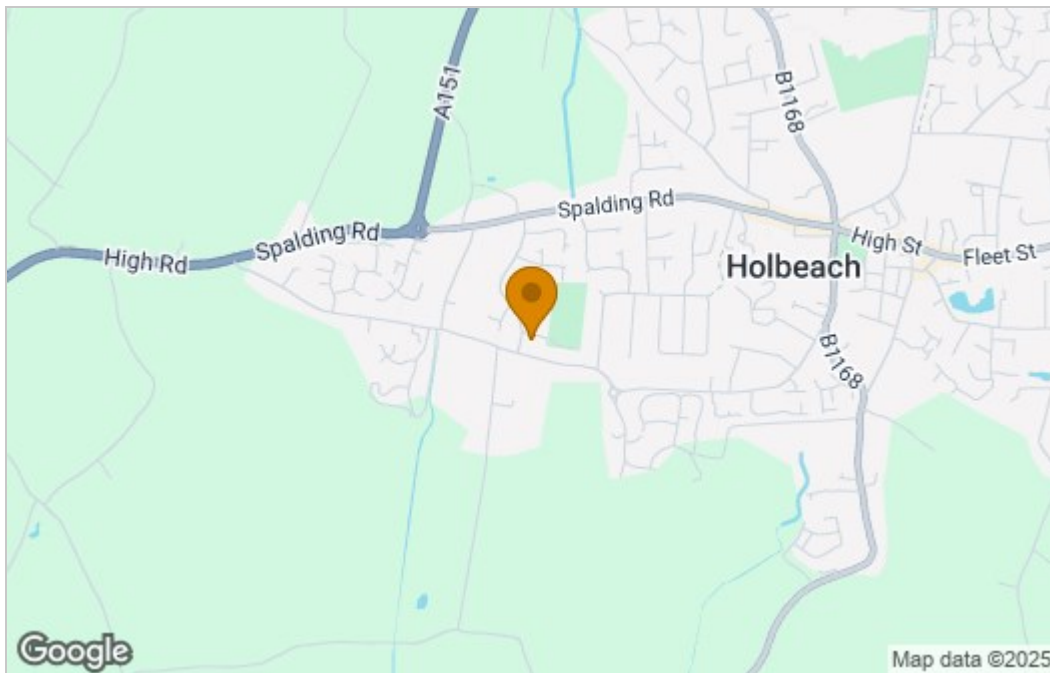
## Floor Plan



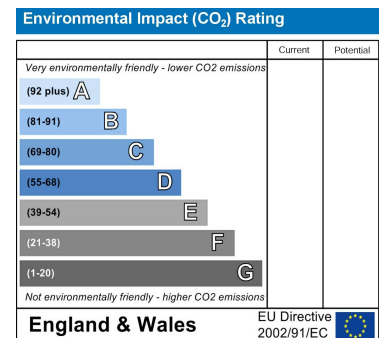
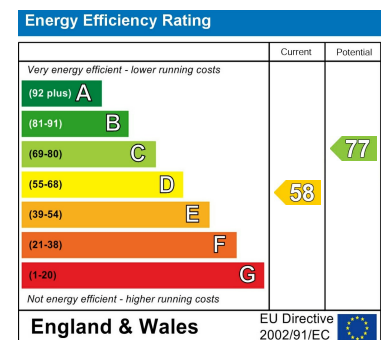
Total area: approx. 172.4 sq. metres (1856.0 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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