



**22 Angell Lane, Holbeach, PE12 7EW**

**£159,995**

- Well presented throughout
- Two bedrooms
- Semi detached property
- Cul de sac location
- Low maintenance rear garden
- Neutrally decorated internally
- Ample off road parking
- No forward chain

A great little gem coming to the market, welcome to Angell Lane. Ideally situated within a short walk of the town centre, this well-presented two-bedroom semi-detached home would make a wonderful place to call home.

Inside, the property offers a nicely flowing layout with neutral décor throughout, creating a bright and welcoming living space ready to move straight into. Externally, there is a low-maintenance rear garden, perfect for easy upkeep, along with ample off-road parking to the front for multiple vehicles. Offered with no onward chain, this is an opportunity not to be missed, book your viewing today.

### Entrance Hall

UPVC door to front. Stairs to first floor landing. Door to lounge.

### Lounge 14'5" x 9'10" (4.41m x 3.02m)



UPVC window to front. Electric fireplace. Radiator. Carpeted.

### Kitchen/Dining Room 6'9" x 13'5" (2.08m x 4.09m)



UPVC window and French doors to rear. Radiator. Matching range of base and eye level units with work surface over. Sink unit with drainer and taps. Tiled splash backs. Space for free standing cooker. Space for fridge/freezer. Space and plumbing for washing machine. Understairs storage cupboard. Wood effect flooring.

### First Floor Landing

Doors to bedrooms and bathroom.

### Bedroom 1 8'11" x 13'5" (max) (2.74m x 4.11m (max))



UPVC window to front. Radiator. Built in storage cupboard housing boiler. Carpeted.

### Bedroom 2 10'7" x 6'10" (3.23m x 2.10m)



UPVC window to rear. Radiator. Carpeted.

### Bathroom 6'11" x 6'10" (2.13m x 2.10m)



UPVC window to rear. Panelled bath with shower over and glass shower screen. Partially tiled walls. Wash hand basin. Toilet. Radiator. Laminate wood flooring.

## Outside



The front of the property has a gravel driveway providing off road parking. There is a lawn area and pathway leading to the front door.

The rear garden is enclosed by timber fencing and hedging. Patio area. Gravel area and raised gravel area. Timber shed.

### Property Postcode

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

### Additional Information

PLEASE NOTE:

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

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

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 Likely over Voice and Data. O2 is Variable 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 Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - 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:

### 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.

#### **Referral & Fee Disclosure**

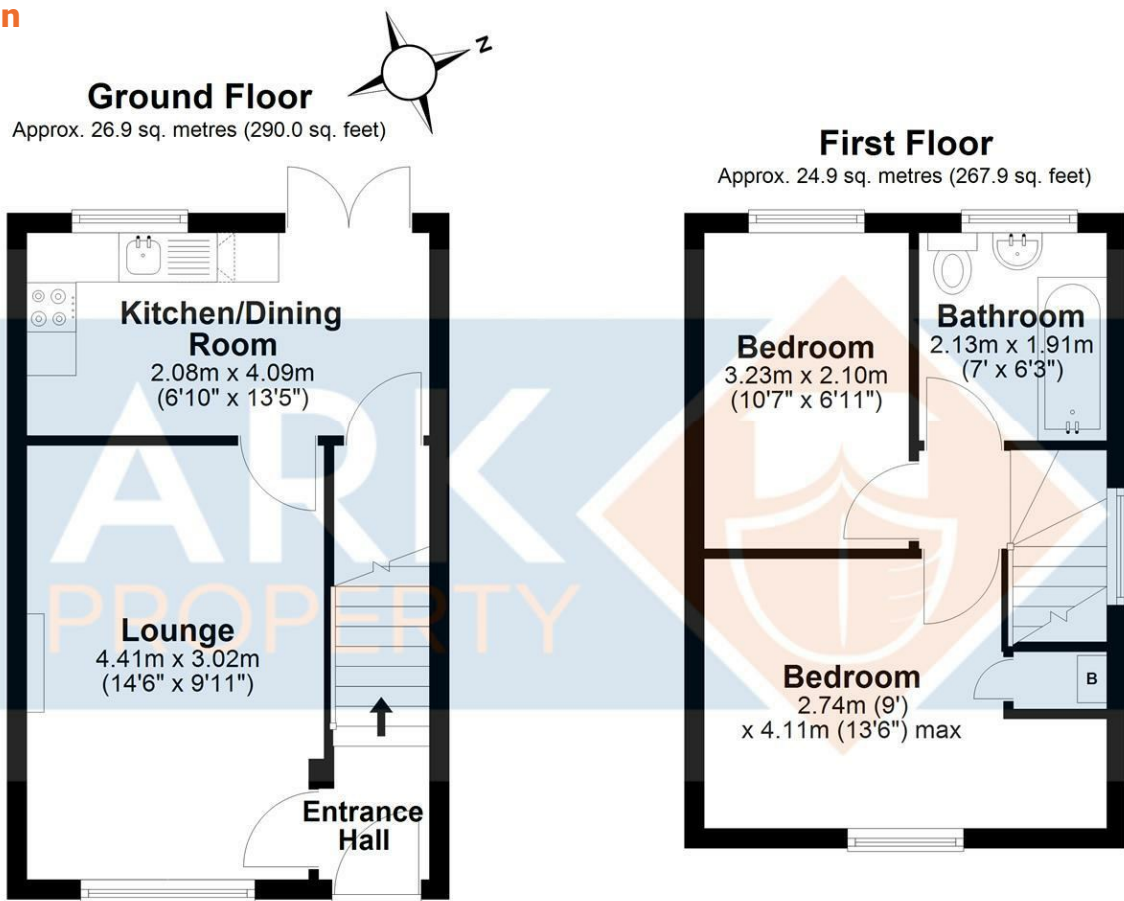
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### **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.

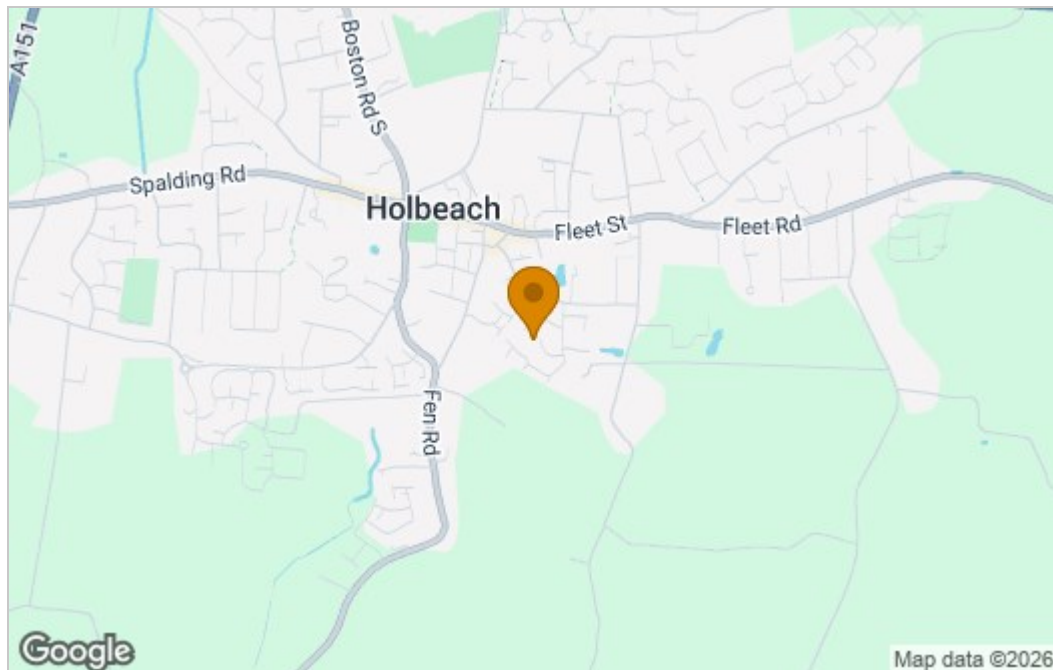
**Floor Plan**



Total area: approx. 51.8 sq. metres (557.8 sq. feet)

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

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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