



Firefly Pipwell Gate, Holbeach, PE12 8BA

£200,000

- Three bedroom detached house
- Semi rural location
- Multiple reception rooms
- Easy access to the A17
- No onward chain
- Viewing essential

Offered to market is this 3 bedroom detached house on the edge of Holbeach.

The property has a semi rural feel to it with open field views to front and internally comprises an entrance porch and hallway, lounge, dining room, kitchen/diner and ground floor bathroom. To the first floor there are three bedrooms and one bathroom.

The property has ample off road parking and a generous rear garden with outbuildings offering lots of potential.

Entrance Porch 4'11" x 4'10" (1.52m x 1.49m)



Brick and PVC construction with stone flooring and door to entrance hall.

Entrance Hall 3'6" x 3'6" (1.07m x 1.07m)



PVC double glazed entrance door. Coving to ceiling. Stairs to first floor landing. Door to lounge.

Lounge 14'11" x 14'0" (max) (4.57m x 4.28m (max))



PVC double glazed bay window to front. Coving to ceiling. Laminate flooring. Radiator. Open fireplace. Door to dining room.



Dining Room 11'11" x 11'11" (3.65m x 3.65m)



PVC double glazed window to side. Coving to ceiling. Radiator. Built in airing cupboard with hot water cylinder. Electric consumer unit. Open fire place. Doors to bathroom and kitchen.



Bathroom 5'11" x 12'1" (1.82m x 3.69m)



PVC double glazed windows to side and rear. Skimmed ceiling with recessed spot lighting. Wall mounted central heating boiler. Space and plumbing for washing machine. Fitted shower bath. Close coupled toilet. Wash hand basin. Chrome heater towel rail.



Kitchen/Diner 25'0" x 8'0" (7.64m x 2.46m)



PVC double glazed windows to side and rear. Door to side. Skimmed ceiling with recessed spot lighting. Conservatory roof to dining area. Stone flooring. Fitted base and eye level units. Four ring electric hob with extractor hood over. Integrated eye level oven and grill. Stainless steel sink and drainer with chrome mixer tap.



First Floor Landing 6'10" x 2'10" (2.10m x 0.88m)

Coving to ceiling. Loft access. PVC double glazed window to side. Doors to bedrooms.

Bedroom 1 14'3" x 14'11" (max) (4.36m x 4.57 (max))



PVC double glazed bay window to front. Coving to ceiling. Radiator. Laminate flooring. Built in double door wardrobe.



Bedroom 2 11'3" x 11'10" (3.45m x 3.62m)



PVC double glazed window to side. Coving to ceiling. Radiator. Laminate flooring. Door to Jack and Jill bathroom.

Bedroom 3 8'11" x 6'6" (2.74m x 1.99m)



PVC double glazed window to rear. Coving to ceiling. Radiator.

**Jack and Jill Bathroom 8'2" x 5'7" (max)
(2.49m x 1.72m (max))**



PVC double glazed window to rear. Coving to ceiling with recessed spot lighting. Tiled flooring. Towel rail. Fitted tiled shower enclosure with glass door. Close coupled toilet. Wash hand basin.

Outside



There is a gravel driveway to the front of the property providing off road parking for multiple vehicles. Side gated access leading to the rear garden.

The rear garden is mostly hard standing comprising concrete paved areas with timber fence borders. Timber summer house and kennel. There is outside lighting and cold water tap available.



Outbuildings



Property Postcode

For location purposes the postcode of this property is: PE12 8BA

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: B

Property construction: Brick built

Electricity supply: Mains

Water supply: Anglian Water

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

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

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

Energy Performance rating: E45

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

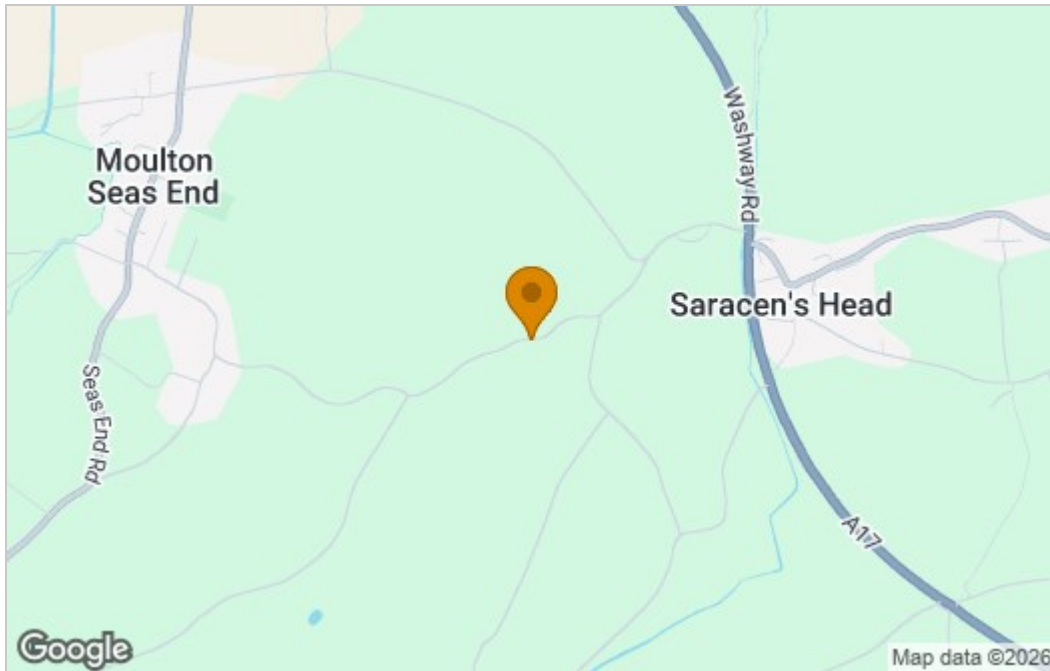
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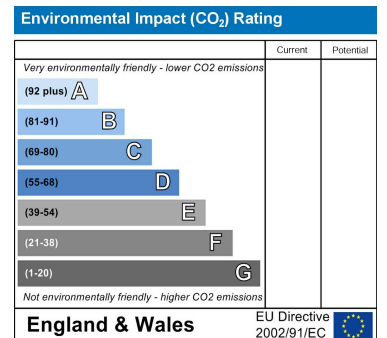
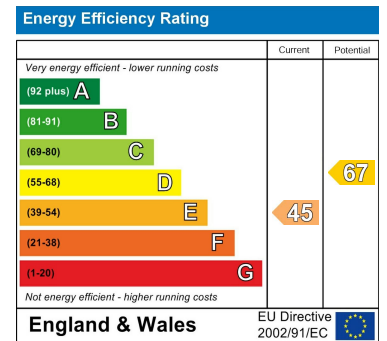
Floor Plan



Area Map



Energy Efficiency Graph



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