ARK PROPERTY

14 John Harrison Way, Holbeach, PE12 7JH

£230,000

- Three bedroom detached house
- End of cul de sac location
- Two reception rooms
- Kitchen with utility room
- En-suite to master bedroom
- Enclosed rear garden
- Single garage with ample parking
- Viewing essential!

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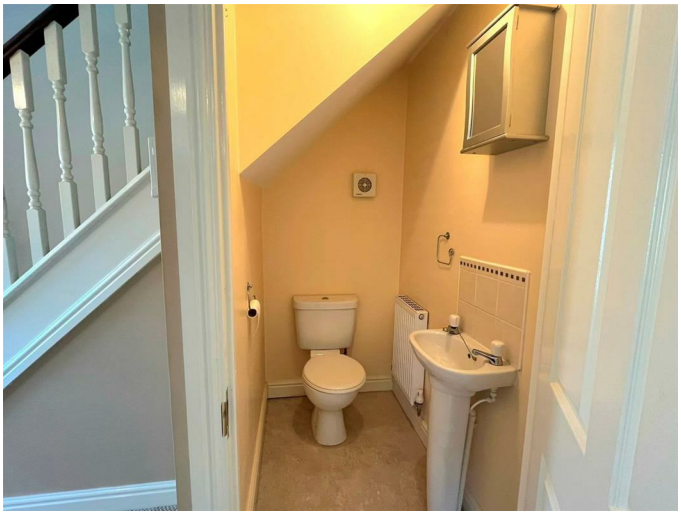
Offered to market is this 3 bedroom detached home on John Harrison Way, situated on a quiet cul de sac.
The property is versatile in its layout and would suit couples and families alike. Offering 3 bedrooms, one en-suite and family bathroom to the first floor. Downstairs you will find an entrance hall, cloakroom, lounge, dining room and kitchen with utility room.
Outside there is ample parking in front of the single garage and enclosed rear garden, perfect for entertaining.

Entrance Hall 11'1" x 8'5" (3.40m x 2.59m)

Double glazed entrance door with glazed side panel. Stairs to first floor landing. Radiator. Doors to lounge, cloakroom and kitchen. Wall mounted electric consumer unit.

Cloakroom



Skimmed ceiling. Extractor fan. Radiator. Vinyl flooring. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with tiled splash back.

Kitchen 8'10" x 9'10" (2.70m x 3.02m)

PVC double glazed window to rear. Skimmed ceiling with recessed spot lights. Tiled flooring. Radiator. Fitted base and eye level units with roll edge work surfaces. Tiled splash backs. Four ring gas hob with extractor hood over and electric oven and grill under. Space for under counter fridge. Space and plumbing for dishwasher. Door to utility room.

Utility Room 8'10" x 5'2" (2.70m x 1.60m)

PVC double glazed door. Skimmed ceiling. Extractor fan. Tiled flooring. Wall mounted mains gas central heating boiler. Fitted worktop space and eye level units. Space and plumbing for washing machine and dishwasher. Space for under counter fridge/freezer.

Lounge 14'2" (max) x 16'10" (4.33m (max) x 5.14m)

Two PVC double glazed windows to front. Skimmed ceiling. Two radiators. Electric fireplace. Folding doors opening to dining room.

Dining Room 8'11" x 10'2" (2.72m x 3.11m)

Sliding patio doors to rear. Skimmed ceiling. Radiator. Door to kitchen.

First Floor Landing

Skimmed ceiling with loft access. Radiator. Built in airing cupboard with hot water cylinder. Doors to bedrooms and bathroom.

Bedroom 1 10'0" x 13'8" (3.06m x 4.17m)

PVC double glazed window to rear. Skimmed ceiling. Radiator. Built in double door wardrobe. TV point. Door to en-suite.

En-suite 5'6" x 6'0" (1.68m x 1.85m)

PVC double glazed window to rear. Skimmed ceiling. Recessed spot lighting. Extractor fan. Shaver point. Fitted with a three piece suite comprising shower cubicle with glass sliding doors and shower over. Close coupled toilet with push button flush. Pedestal wash hand basin with tiled splash back.

Bedroom 2 10'0" x 9'8" (3.05m x 2.96m)

PVC double glazed window to front. Skimmed ceiling. Radiator. Built in double door wardrobe. TV point.

Bedroom 3 10'1" x 12'7" (3.08m x 3.85m)

Two PVC double glazed windows to front. Skimmed ceiling. Radiator. Built in storage cupboard. TV point

Bathroom 6'2" x 7'6" (1.89m x 2.29m)

PVC double glazed window to rear. Skimmed ceiling with recessed spot lights. Extractor fan. Vinyl flooring. Radiator. Fitted panel bath with chrome mixer tap and hand held shower attachment. Thermostatic bar shower. Fitted close coupled toilet with push button flush. Pedestal wash hand basin.

Outside

The property can be found to the end of the cul de sac.
There is a front garden which is laid to lawn with hedge borders. Tarmac drive providing off road parking for 3-4 vehicles and leading to a single garage. Outside power points and light available. Side gated access to the rear garden.
The rear garden is laid to lawn with patio seating area, enclosed by timber fencing and brick wall. There is a small storage area to the rear of the garage. Outside lighting and cold water tap available.

Garage 16'6" x 8'4" (5.05m x 2.56m)

Property Postcode

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

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: C
Annual charge:
Property construction: Brick
Electricity supply: Mains
Solar Panels: No
Other electricity sources:
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
Heating features:
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 Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
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.
Coastal erosion risk:
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: 69C

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.

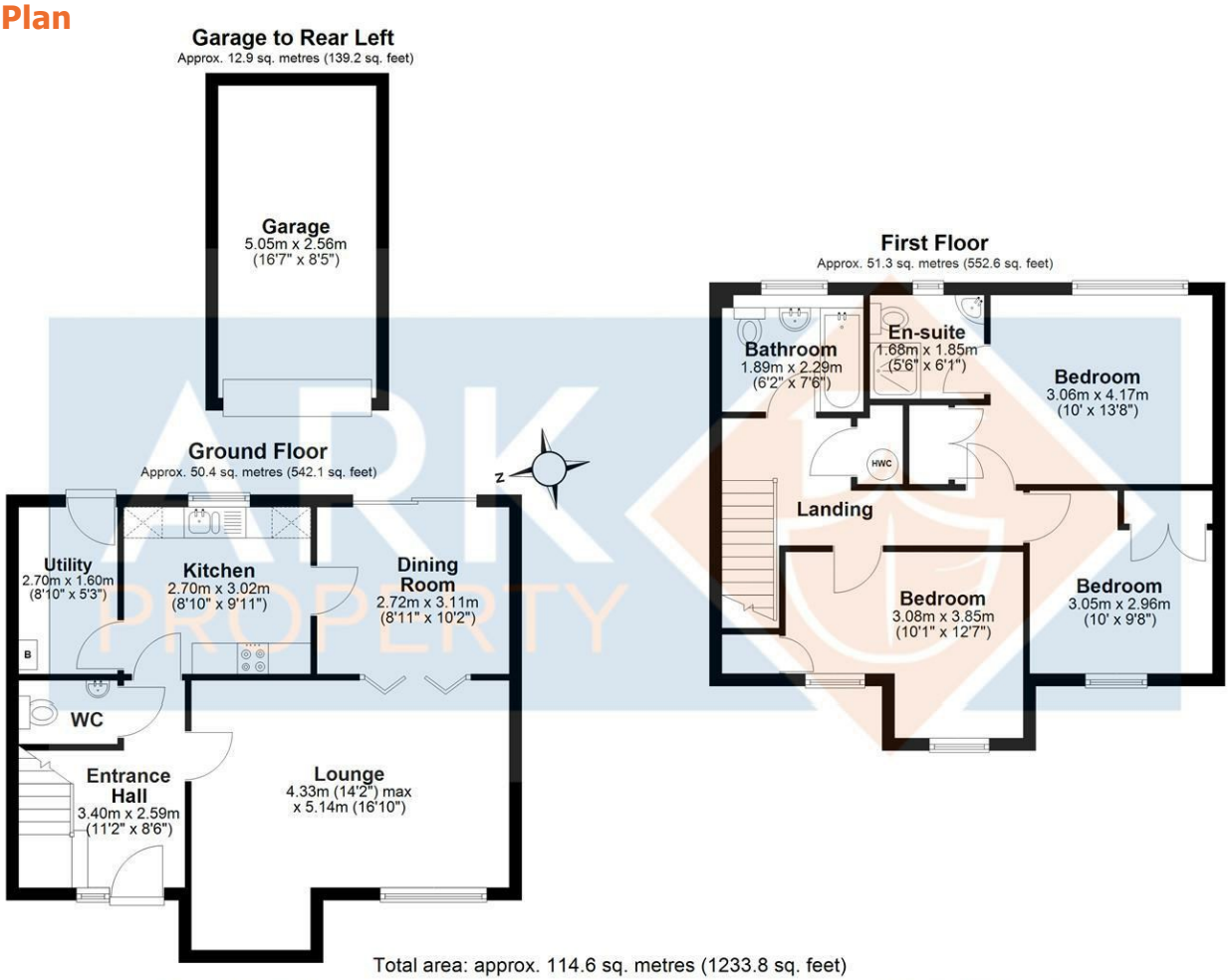
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

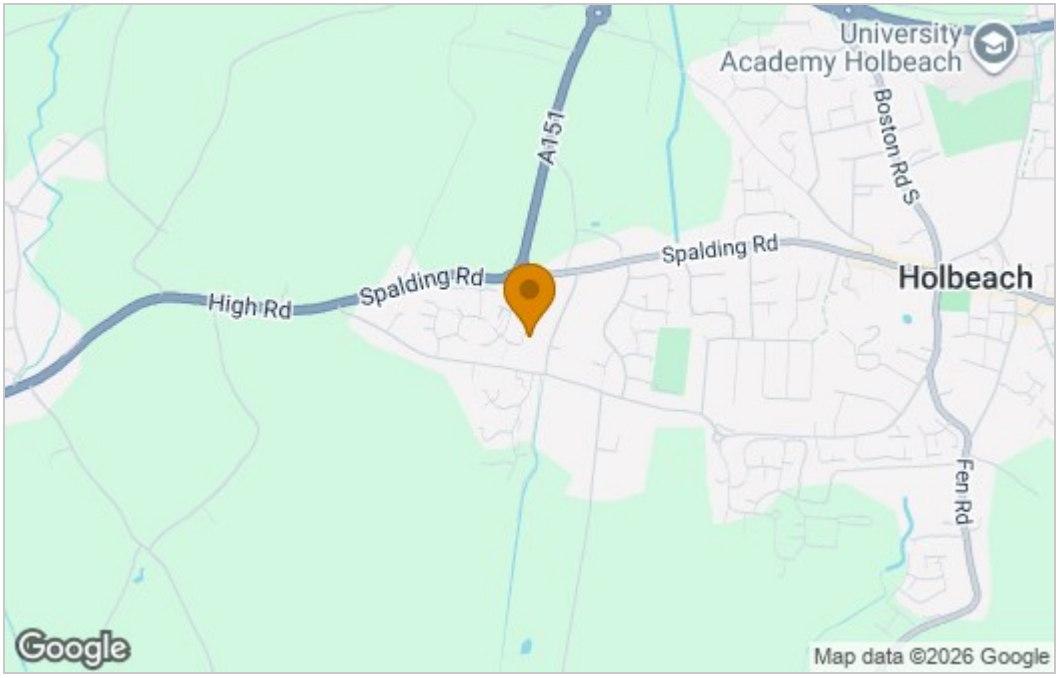
Floor Plan



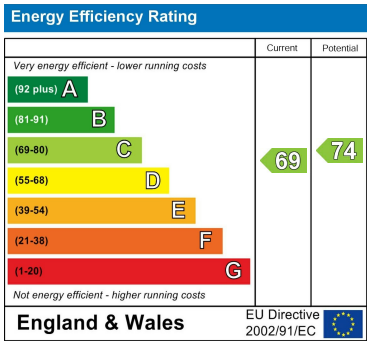
Total area: approx. 114.6 sq. metres (1233.8 sq. feet)

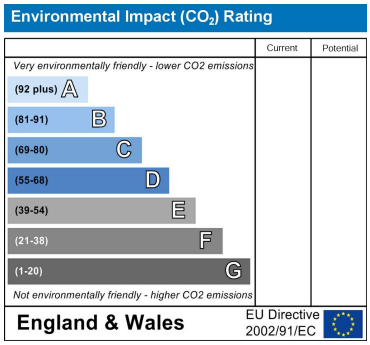
All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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