



## 2 Woodrowe Court, Holbeach, PE12 7FD

**£225,000**

- Modern three-bedroom semi-detached home, ideal for families or first time buyers alike
- Situated within a small and desirable cul-de-sac on Woodrowe Court, offering a sense of privacy and exclusivity
- Well-presented accommodation comprising a welcoming lounge and spacious kitchen/diner, perfect for everyday living and entertaining
- Three first-floor bedrooms, including a principal bedroom with en-suite, complemented by a family bathroom and ground floor WC
- Generous block-paved driveway to the front providing ample off-road parking for multiple vehicles
- Attractive enclosed rear garden, beautifully stocked with a variety of plants and shrubs, creating a delightful space to relax and enjoy the outdoors

Welcome to this beautifully presented three-bedroom semi-detached house, where modern decor and contemporary finishes create a stylish and comfortable living space. Located in a desirable neighbourhood, this home offers the perfect blend of convenience and luxury.

This modern semi-detached house is a perfect choice for those seeking a contemporary lifestyle in a convenient and attractive location. Don't miss the opportunity to make this stunning property your new home.

#### Entrance Hall 7'1" x 4'10" (2.16m x 1.49m)



Composite glazed entrance door. Coving to skimmed ceiling. LVT flooring. Stairs to first floor landing, Door to lounge.

#### Lounge 12'6" x 13'6" (3.83m x 4.14m)



PVC double glazed window to front. Coving to skimmed ceiling with recessed spotlights. Under floor heating. Under stairs cupboard. Door to kitchen diner.

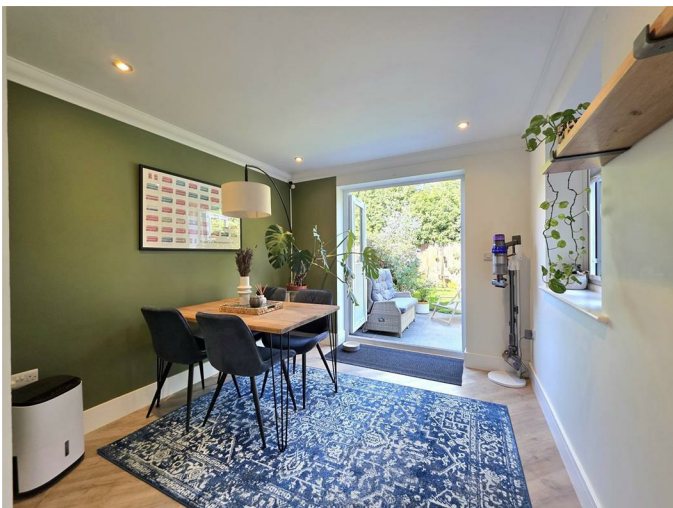


**Kitchen 18'11" x 16'3" (max I shaped room)  
(5.77m x 4.96m (max I shaped room))**



PVC double glazed windows to side and rear. French doors opening to the rear garden. Coving to skimmed ceiling with recessed ceiling spotlights. LVT flooring with under floor heating. Built in utility cupboard with space and plumbing for washing machine and tumble dryer. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splashback. Four ring gas hob with stainless steel extractor hood. Electric oven and grill under. Composite sink and drainer with chrome mixer tap over. Integrated dishwasher. Integrated fridge freezer.

**Dining Area**



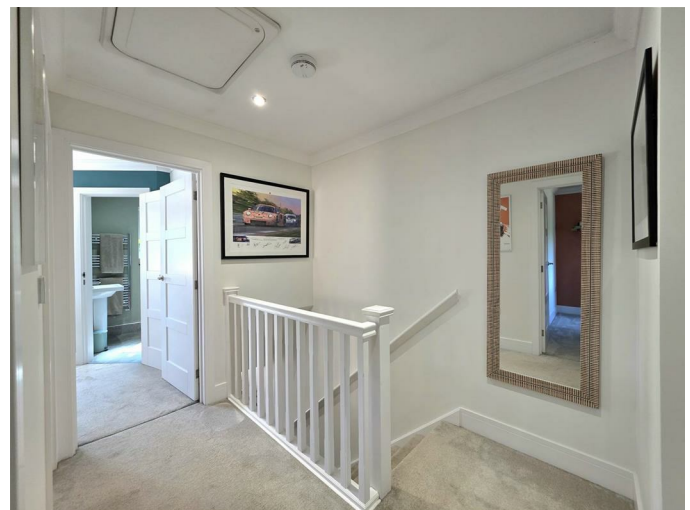
**Cloakroom 2'11" x 5'7" (0.91m x 1.72m)**  
Coving to skimmed ceiling. Extractor fan. LVT

flooring. Underfloor heating. Fitted close coupled toilet with push button flush. Wash hand basin with chrome taps over. Tiled splash back.

**First Floor Landing 6'8" x 9'5" (2.05m x 2.88m)**



Coving to skimmed ceiling with recessed ceiling spotlights and loft access. (loft is boarded). Wall mounted central heating controls. Doors to bedrooms and bathroom.



**Bedroom 1 10'4" x 12'4" (3.16m x 3.78m)**

PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Built in double wardrobe with shelf and hanging rail. Door to ensuite.

**En-suite 6'1" x 5'9" (1.87m x 1.77m)**

PVC double glazed window to front. Skimmed ceiling with recessed ceiling spotlights. Extractor fan. LVT flooring. Chrome heated towel rail. Illuminated mirror. Shaver point. Fitted with a three piece suite comprising quadrant shower cubicle with glass sliding door with wall boarding and chrome thermostatic bar shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over. Tiled splash back.

**Bedroom 2 12'6" x 9'6" (3.82m x 2.91m)**

PVC double glazed window to rear. Coving to

skimmed ceiling. Radiator. Built in wardrobe with shelf and hanging rail.

**Bedroom 3 8'10" x 7'1" (2.70m x 2.17m)**

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

**Bathroom 8'9" x 5'5" (max) (2.67m x 1.66m (max))**

PVC double glazed window to side. Skimmed ceiling with recessed ceiling spotlights. Extractor fan. Chrome heated towel rail. Built in airing cupboard with slatted shelving and wall mounted main gas central heating boiler. Shaver point. Illuminated vanity mirror. Fitted with a three piece suite comprising panel bath with chrome mixer tap and chrome thermostatic bar shower riser with rainfall head and hand held attachment. Close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap.

## Outside



There is a block paved driveway to the front of the property providing off road parking. Pathway leading to the front door and side gate.

The rear garden is enclosed by timber fencing. Laid to lawn with patio seating area. Timber storage shed. Well stocked borders. Outside power and light. Cold water tap available.



### Property Postcode

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

### 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

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 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

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: 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: B84

### 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.

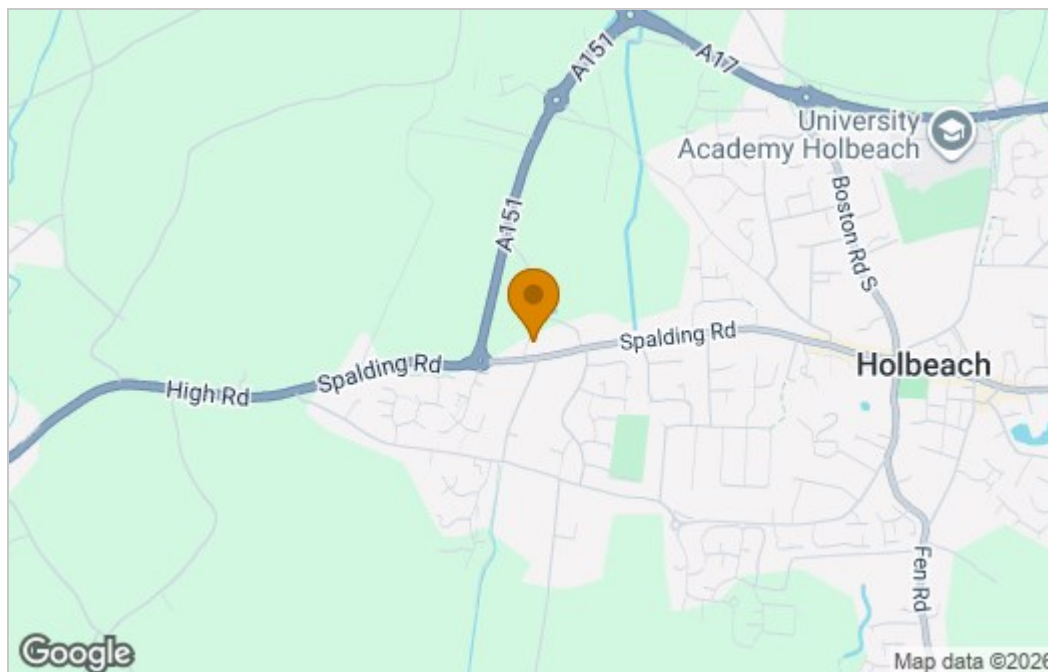
### Disclaimer

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.

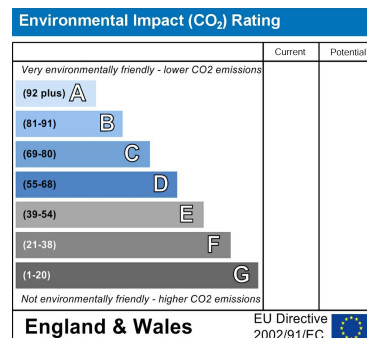
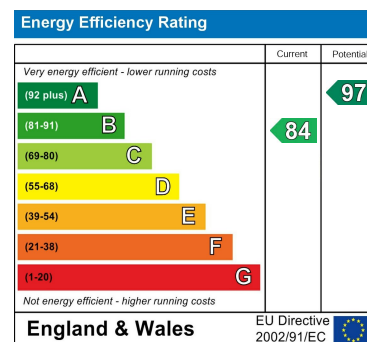
**Floor Plan**



**Area Map**



**Energy Efficiency Graph**



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