



28 Market Rasen Way, Holbeach, PE12 7QX

£210,000

- Popular location of Holbeach
- Within a short walk of Carters Park
- Modern design
- Nice flowing layout
- Off road parking a single garage
- Neutral decor throughout
- Priced to sell
- Register with Ark for all new listings

Located on a popular estate and within a short walk of Carters Park, this well-presented three-bedroom home is an ideal choice for first-time buyers looking to take their first step onto the property ladder.

Boasting excellent kerb appeal, the property offers ample off-road parking leading to a garage, along with a good-sized rear garden—perfect for relaxing, entertaining, or family life.

Inside, the property features a spacious and well-flowing layout, offering comfortable and versatile accommodation throughout.

Fancy a look? Book your viewing today and see everything this lovely home has to offer!

Entrance Hall 14'2" x 6'8" (4.34m x 2.05m)



Composite glazed entrance door to front with glazed side panel. Coving to ceiling. Stairs to first floor landing. Laminate floor. Radiator.

Lounge 11'7" x 18'0" (3.54m x 5.49m)



PVC double glazed French doors and window to rear. Coving to skimmed ceiling. Laminate flooring. Radiator. Gas fire place.



Kitchen 14'2" x 10'8" (4.34m x 3.27m)

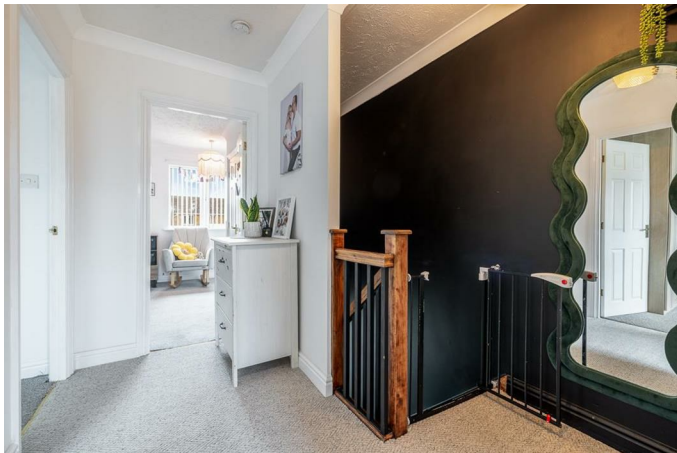


PVC double glazed window to front. Door to side. Coving to ceiling. Tiled flooring Radiator. Matching

range of base and eye level units with work surfaces over. Tiled splash backs. Sink unit with drainer and mixer tap. Four ring electric hob with extractor fan over. Built in oven and grill. Integrated fridge/freezer. Integrated eye level microwave. Space and plumbing for washing machine.



First Floor Landing 8'11" x 7'9" (2.72m x 2.38m)



Coving to ceiling. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 14'3" x 8'5" (4.36m x 2.58m)



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

Bedroom 2 11'8" x 9'10" (3.56m x 3.00m)



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

Bedroom 3 10'5" x 9'3" (3.20m x 2.84m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Built in over stairs storage cupboard.

Wet Room 6'4" x 7'9" (1.95m x 2.38m)



PVC double glazed window to rear. Coving to ceiling. Recessed spot lights. Extractor fan. Wet room flooring. Full height wall tiling. Shaver point. Chrome heated towel rail. Electric shower. Close coupled toilet. Pedestal wash hand basin with chrome mixer tap.

Outside



The property can be found in a cul de sac of 9 properties. Has a lawn frontage with gravel driveway leading to the single garage. There is side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn with patio seating area. Outside power and lighting connected.



Garage 17'2" x 8'9" (5.25m x 2.68m)

Up and over door to front. Power and light connected. Mains gas central heating boiler.

Property Postcode

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

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: Octopus Energy
 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 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: Change of use from residential to residential/child minding business. 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: D68

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.

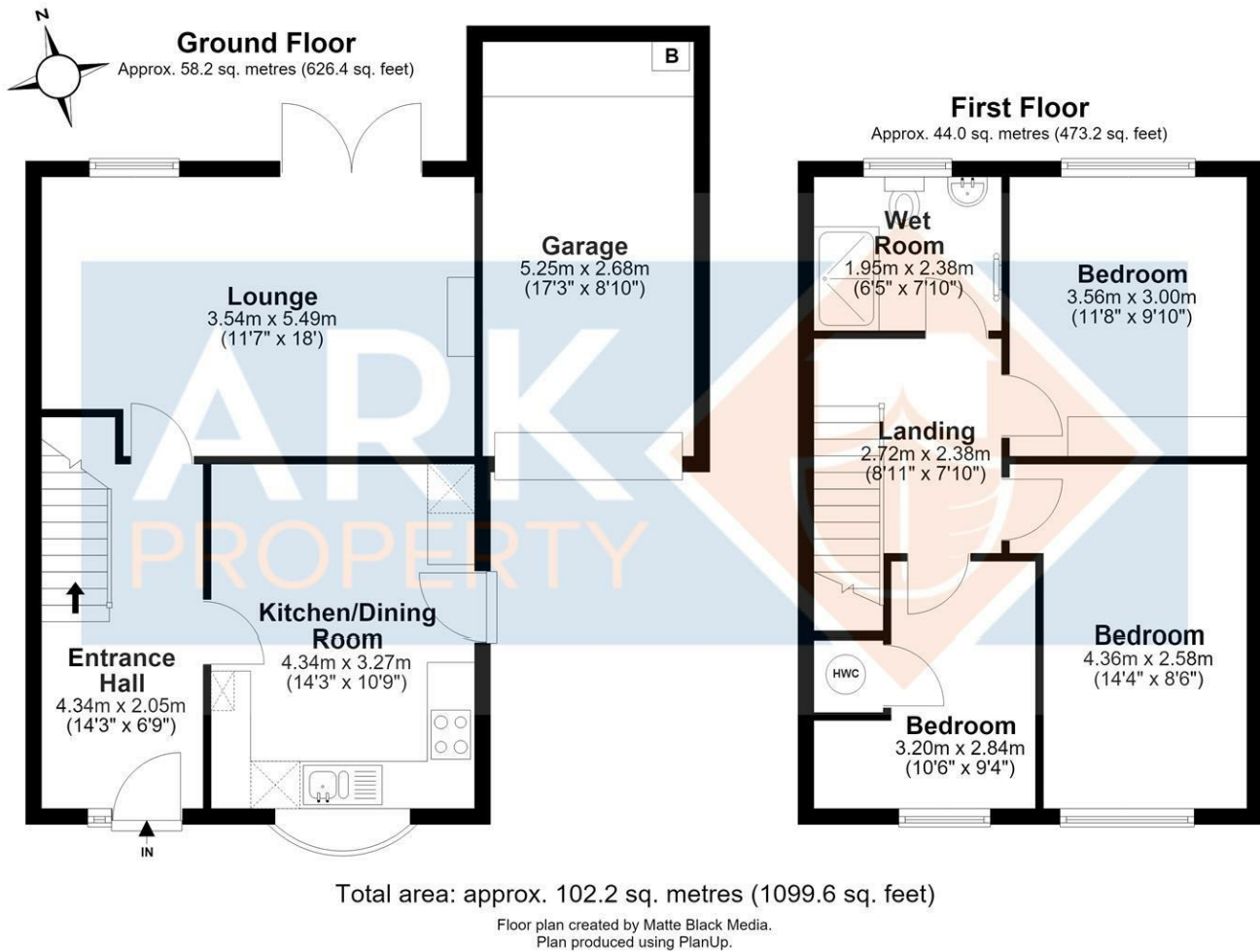
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.

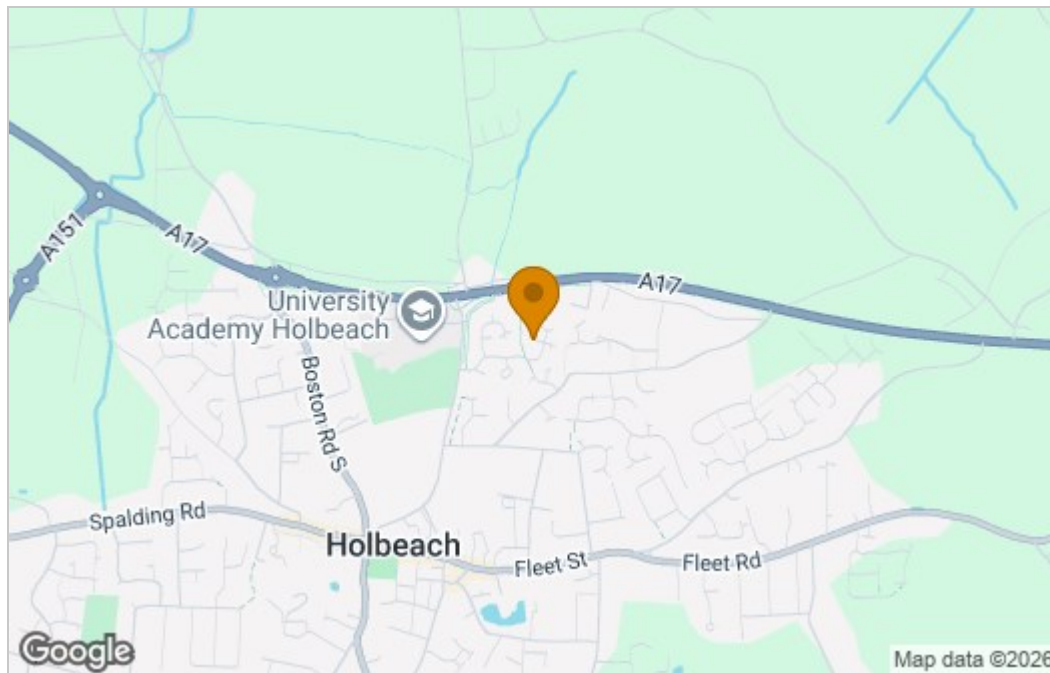
Disclaimer

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.

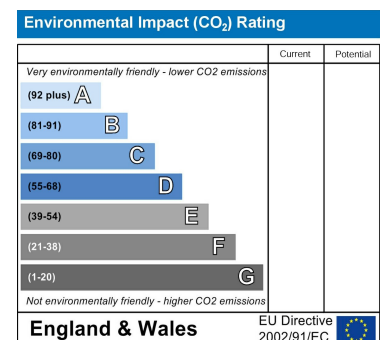
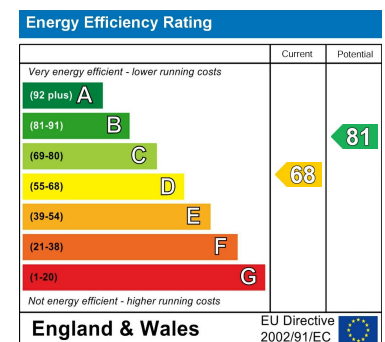
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

