



Common Road, Moulton Seas End £374,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



Set in a village location, this four-bedroom detached property offers wonderful views of the surrounding fields. The property boasts spacious living areas, ideal for both relaxation and entertaining. The expansive gardens provide plenty of room for outdoor activities and gardening enthusiasts. Additionally, the property features ample parking facilities, accommodating multiple vehicles, including cars and motorhomes, with ease.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

Entrance Hall

PVCu double glazed window to front, radiator, central heating thermostat, smoke detector, stairs to first floor landing with under-stairs storage cupboard, door to:

Lounge 6.58m (21'7") x 3.29m (10'10")

PVCu double glazed window to rear, two radiators, TV point, coving to ceiling, aluminium double glazed patio door to:

Family Room 6.26m (20'6") x 4.57m (15')

Aluminium double glazed windows to rear and side, with power and light connected, aluminium double glazed patio door to garden.

Study 3.32m (10'11") x 2.79m (9'2")

PVCu double window to front, radiator, broadband point.

Kitchen/Diner 5.37m (17'7") max x 3.89m (12'9")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, plumbing for automatic washing machine and dishwasher, space for fridge/freezer and electric free standing cooker, PVCu double glazed window to front, rear and side, radiator, vinyl floor covering, coving to ceiling, door to:

Pantry

Single glazed window to rear, power point and shelving.

Rear Lobby

PVCu double glazed entrance door to garden, door to:

Store/ boiler Room

With shelving, power and light, oil boiler serving heating and hot water.

Cloakroom

PVCu double glazed window to side, vanity hand wash basin with base cupboard, low level WC, vinyl floor covering,

First Floor Landing

PVCu double glazed window to front, smoke detector, airing cupboard housing hot water cylinder with linen shelving.

Main Bedroom 4.14m (13'7") x 3.38m (11'1")

PVCu double glazed window to rear, built-in double wardrobe with hanging rail and shelving, radiator, coving to ceiling.

Bedroom 2 3.72m (12'2") max x 2.92m (9'7")

PVCu double glazed window to rear, built-in double wardrobe with hanging rail and shelving, radiator, coving to ceiling.

Bedroom 3 3.28m (10'9") x 2.79m (9'2")

PVCu double glazed window to front, built-in single wardrobe with hanging rail and shelving, radiator.

Bedroom 4 2.64m (8'8") x 2.37m (7'9")

PVCu double glazed window to front, radiator.

Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted mains shower and glass doors, vanity wash hand basin with base cupboard and drawers, part ceramic tiled walls, WC with hidden cistern, heated towel rail, PVCu opaque double glazed window to rear, radiator, ceramic tiled flooring, loft hatch to insulated loft space.

Outside

The front of the property is open plan with area laid to lawn, willow tree, gravel drive leading to good off-road parking with no restrictions ideal for camper van or a caravan. The rear garden is part hedged but it is NOT fully enclosed offering field views, there is a fishpond, garden store, good size patio area, outside light, outside power, outside tap. The plot is 0.48 of an acre, private drainage, oil central heating.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, continue to the roundabout take your first left onto the A17 at the second round about take your second exit staying on the A17, take your third exit on your left onto Pipwell Gate follow the road onto Roman Bank, at the end of the road turn right on to Common Road where the property can be located on the left hand side. For the purpose of satellite navigation, the property postcode is: PE12 6LF.

Council Tax

Band E - £2,685.70 from April 2025 to March 2026, South Holland District council

EPC - E

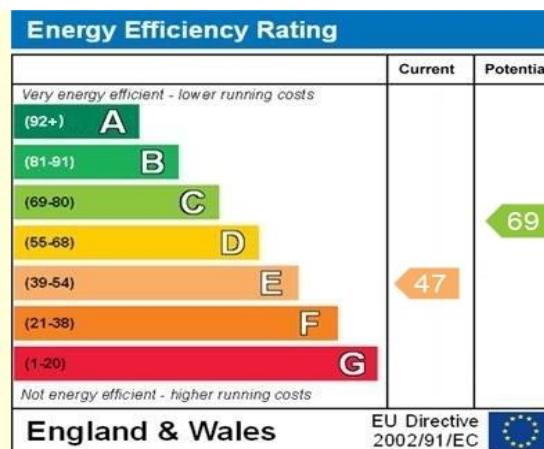
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

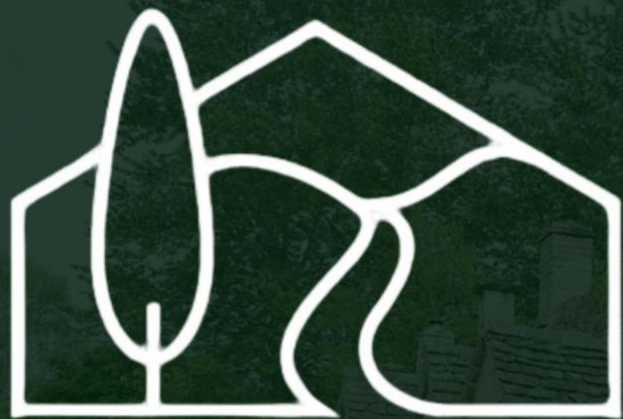
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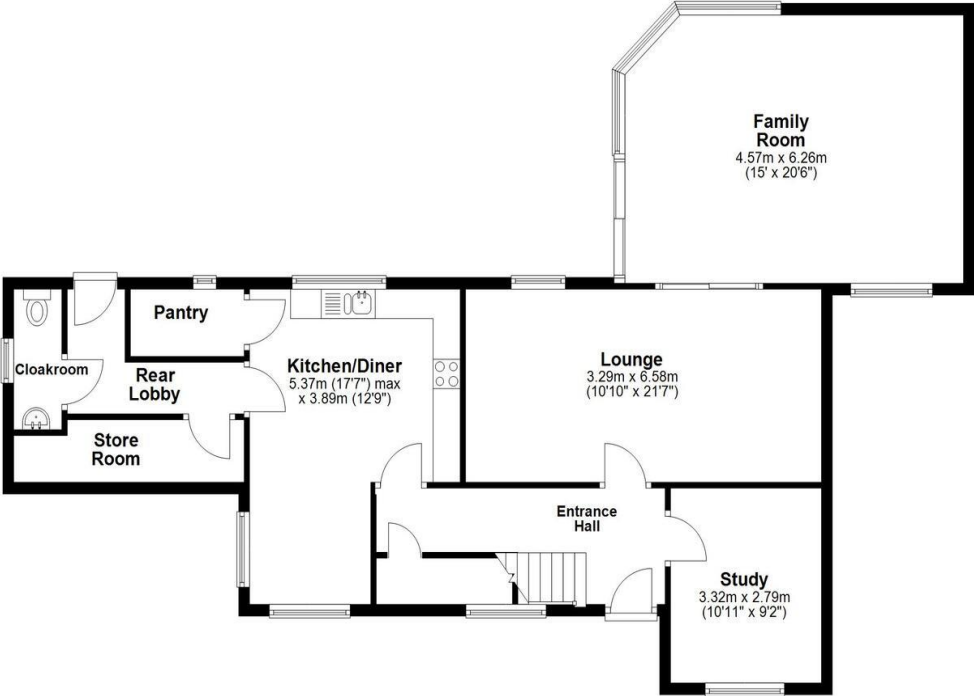
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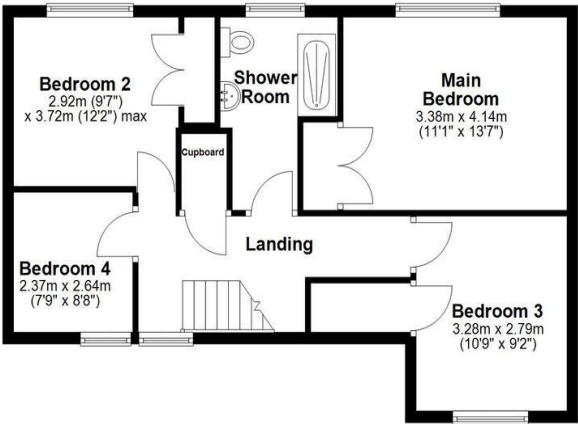
Ground Floor

Approx. 101.6 sq. metres (1093.6 sq. feet)



First Floor

Approx. 61.3 sq. metres (660.0 sq. feet)



Total area: approx. 162.9 sq. metres (1753.5 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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The advertisement features a warm, golden-hour photograph of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. In the background, a woman and a man are walking through a doorway, each carrying a large cardboard box. To the left of the doorway, several more cardboard boxes are stacked. The overall atmosphere is bright and positive, suggesting a successful move.