



Monks Acre, Wood Lane, Fleet £450,000

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

A charming family home situated in a semi-rural location, offering field views to the rear of the property. Conveniently located across the road from a primary school, it features five bedrooms, an open-plan kitchen/lounge/diner, utility room, cloakroom, and family bathroom. The property boasts panoramic gardens, fully enclosed by hedging and five-bar gates, mainly laid to lawn, providing a safe and private outdoor space. Additionally, it offers ample off-road parking and a garage, making it an ideal blend of comfort and practicality for a growing family.

Call us ANYTIME on 01406 424441 to book your viewing.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panel to:

Entrance Hall

PVCu double glazed window to front, two radiators, boiler cupboard housing wall mounted LPG gas combination boiler serving heating system and hot water, two loft hatches with double insulated loft space, coving to textured ceiling, door to:

Kitchen 3.46m (11'4") x 2.96m (9'9")

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, integrated dishwasher, built-in electric fan assisted double oven, four ring induction hob with extractor hood, PVCu double glazed window to rear, vinyl floor covering, coving to textured ceiling, open plan to lounge/diner, door to:

Utility Room 2.66m (8'9") x 2.17m (7'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, extractor fan, integrated fridge/freezer, plumbing for automatic washing machine, PVCu double glazed window to rear, vinyl floor covering, coving to textured ceiling, door to storage cupboard.

Lounge/Diner 5.97m (19'7") x 3.66m (12')

PVCu double glazed window to front and side, wood burner in chimney breast with wood surround and stone hearth, two radiators, TV point, broadband point, two wall lights, coving to textured ceiling, PVCu double glazed patio door to garden.

Cloakroom

Fitted with a two-piece suite comprising of a close coupled WC, vanity corner hand wash basin with cupboard under, extractor fan, vinyl floor covering, coving to textured ceiling.

Main Bedroom 4.17m (13'8") including built-in wardrobes x 3.49m (11'5")

PVCu double glazed window to rear, fitted with a range of wardrobes with hanging rail, shelving, overhead storage cupboards, radiator, two wall lights, coving to textured ceiling.

Bedroom 2 3.33m (10'11") x 3.02m (9'11")

PVCu double glazed window to side to rear aspect, radiator, coving to textured ceiling.

Bedroom 3 3.29m (10'9") max x 2.89m (9'6")

PVCu double glazed window to front, radiator coving to textured ceiling.

Bedroom 4 3.60m (11'10") x 2.49m (8'2") max

PVCu double glazed box bay window to front, radiator, coving to textured ceiling.

Bedroom 5 2.97m (9'9") x 2.67m (8'9")

PVCu double glazed window to front, radiator coving to textured ceiling.

Family Bathroom

Fitted with a four piece suite comprising of a tiled double shower cubicle with fitted electric shower and glass door, two vanity hand wash basins with cupboards under and draws, deep panel bath with mixer tap, shower attachment over, close coupled WC, PVCu opaque double glazed window to rear, radiator, heated towel rail, vinyl floor covering, electric fan heater, extractor fan, coving to textured ceiling.

Garage 6.13m (20'1") x 3.65m (12'1")

Detached brick built single garage with side door, power and light connected, eaves storage space, window to side and rear, remote-controlled electric roller door.

Outside

The property is enclosed by hedging and gated by double five bar gates, gravel drive leading to the single garage and generous off-road parking for several vehicles, the panoramic gardens are mainly laid to lawn with flower and shrub insets and borders, small nature pond, brick-built garden store, patio areas, large wooden store, outside power, lighting and taps. Pleasant field views to the rear of the property.

Council Tax

Band D - £2,201.69 From April 2025 to March 2026, South Holland District Council.

EPC - E

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

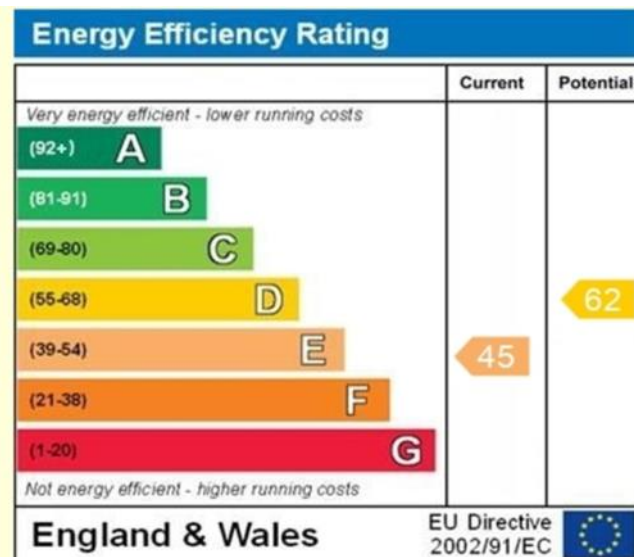
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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

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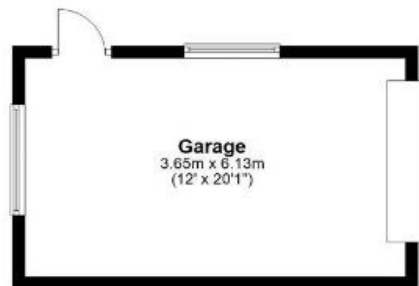
Peter Baker

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Phill Greaves

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Total area: approx. 153.2 sq. metres (1649.3 sq. feet)

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The advertisement features a warm, sunlit interior scene. On the left, a stack of brown cardboard boxes is piled up. In the center, a young girl with long brown hair is running towards the right, smiling. In the background, a woman and a man are walking towards the same direction, each carrying a cardboard box. They are entering a room with large windows that let in bright sunlight, creating a warm and inviting atmosphere.