

## Branches Lane, Holbeach

**£850 PCM**



**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



**This well-presented two-bedroom semi-detached home is available to let just outside Holbeach, conveniently situated on the 505 bus route. Offering off-road parking, a spacious lounge, kitchen-diner, and a handy utility area, the property also features attractive front and rear gardens. Ideal for professionals or small families seeking countryside living with easy access to town amenities. A deposit of £980.76 is required, and all prospective tenants will be fully referenced. NO PETS.**

### **Accommodation Comprises:**

PVCu double glazed entrance door to:

#### **Entrance Hall**

Ceramic tiled flooring, under stairs storage cupboard, power point, PVCu double glazed window to side, radiators, door to:

#### **Lounge 3.66m (12') x 3.57m (11'9")**

PVCu double glazed bow window to front, fireplace, radiator, ceramic tiled flooring, TV point, central heating thermostat, broadband connection point, cupboards and shelving, coving to ceiling, door to stairs and first floor landing.

#### **Kitchen/Dining Room 4.55m (14'11") max x 3.92m (12'10") max**

Fitted with a matching range of base units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for fridge, electric point for cooker with extractor hood, PVCu double glazed window to rear and side, radiator, ceramic tiled flooring, coving to ceiling with smoke detector, open plan to:

#### **Utility 1.95m (6'5") x 1.24m (4'1")**

Fitted eye level cupboards with worktop space over, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to side, door to:

#### **Cloakroom**

PVCu double glazed window to rear, fitted with two-piece suite comprising, vanity wash hand basin with base cupboard and close coupled WC, radiator, wall mounted gas boiler serving heating and hot water, recessed ceiling spotlights, ceramic tiled flooring.

#### **First Floor Landing**

PVCu double glazed window to side, access to insulated loft space, door to:

#### **Main Bedroom 4.57m (15') max x 3.66m (12')**

PVCu double glazed window to front, radiator.

#### **Bedroom 2 3.62m (11'11") x 2.33m (7'8")**

PVCu double glazed window to rear, radiator, TV point, coving to textured ceiling.

#### **Family Bathroom**

Fitted with three-piece suite comprising deep panelled bath with independent mains shower over and glass screen, vanity wash hand basin with cupboards under and mixer tap, shaver point, close coupled WC, part ceramic tiled walls, heated towel rail, extractor fan, radiator, wall mounted mirror, PVCu double glazed window to rear, ceramic tiled flooring.

#### **Outside**

The front of the property has hedging and is mainly laid to lawn. A hand gate leads into the enclosed rear garden, which is mainly laid to lawn and outdoor patio area. A hand gate allows access to the rear private parking area on Princes Street.



#### Agents Note

An immaculate and fully operational Indesit oven & grill is available for sale at an extra cost of £80.00.

#### Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, continue along onto Fleet Street, then finally onto Fleet Road. Take the right turn just past Fleet Road garage onto Branches Lane where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7BE.

#### Council Tax

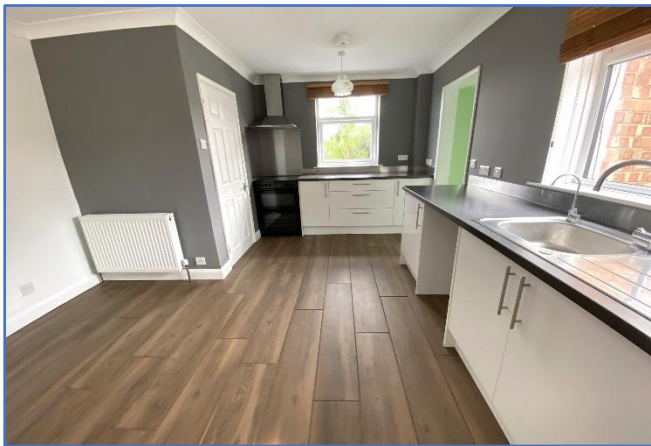
Band A ~ £ 1,496.77 from April 2025 to March 2026, South Holland District Council.

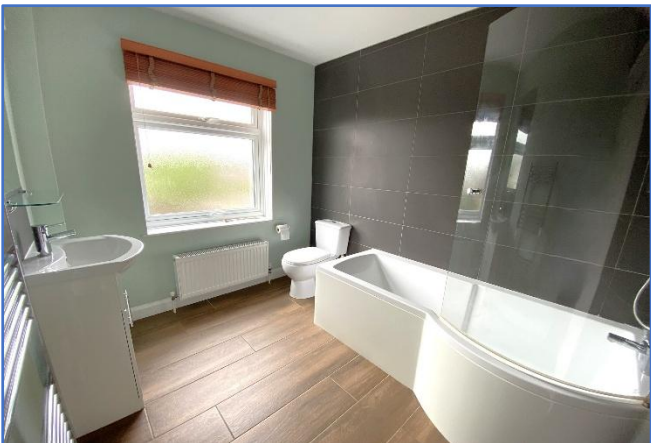
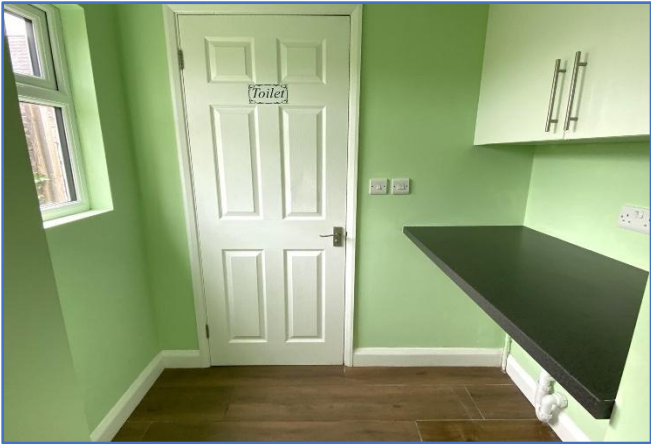
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Items shown in photographs are NOT included unless specifically mentioned within the property particulars. They may however be available by separate negotiation.

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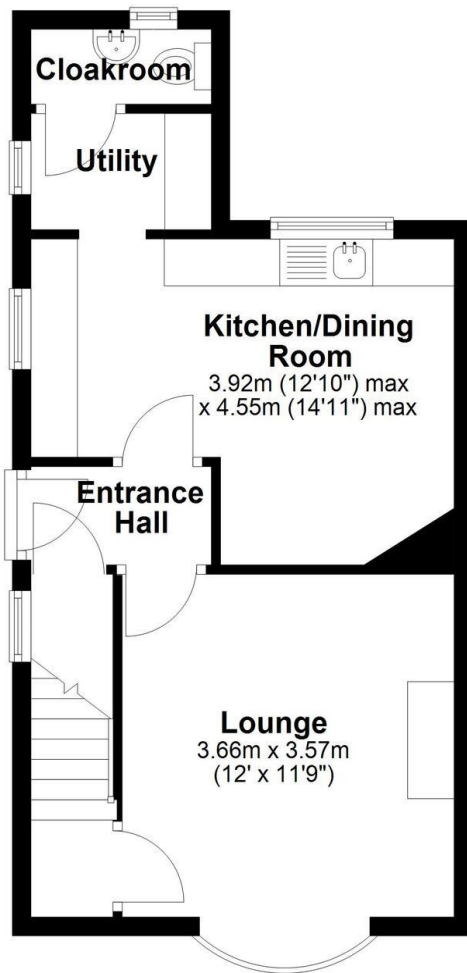






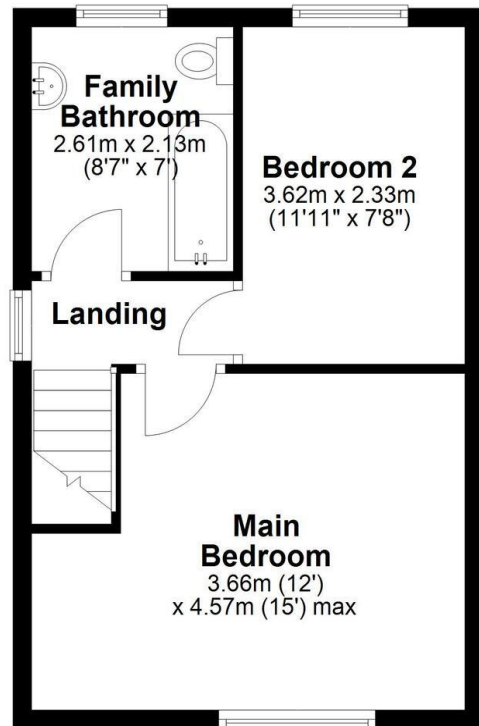
## Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



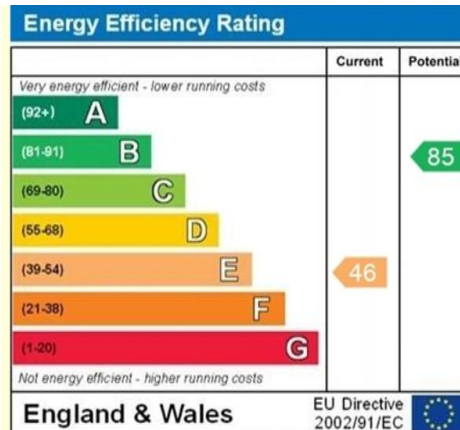
## First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 73.0 sq. metres (786.2 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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