



14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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

The Paddocks, Holbeach £194,995

A very well-maintained property situated in a very popular part of Holbeach, just a short walk from local schools and amenities. While the property has been lovingly cared for, it would benefit from some modern updates. The ground floor features a kitchen/diner, a comfortable lounge, a conservatory, and a shower room. Upstairs, you'll find two bedrooms, a family bathroom, and a landing area. Outside, the home boasts gardens to both the front and side, a private rear garden, and access to a single garage with off-road parking. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panels to:

Porch

PVCu double glazed windows to side, wall light, open plan to:

Entrance Hall

Radiator, wooden flooring, telephone point, central heating thermostat, broadband point, door to:

Lounge 4.22m (13'10") x 4.15m (13'7")

PVCu double glazed window to front, radiator, wooden flooring, TV point, two wall lights, coving to textured ceiling, stairs with understairs storage cupboard to first floor landing, double glazed patio door to:

Conservatory 2.67m (8'9") x 2.68m (8'10")

Half brick and PVCu double glazed construction with PVCu double glazed windows glass tinted roof, power and light connected, ceramic tiled flooring, PVCu double glazed patio door to garden.

Kitchen/Diner 4.22m (13'10") max x 2.78m (9'2") max

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl polycarbonate sink unit with single drainer, mixer tap and tiled surround, wall mounted gas boiler serving heating system, fitted fridge/freezer, automatic washing machine, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood, PVCu double glazed window to front and rear, radiator, ceramic tiled flooring, TV point, coving to textured ceiling, door to:

Rear Lobby

Laminate flooring, coving to ceiling with recessed ceiling spotlight, PVCu double glazed entrance door to garden, door to:

Shower Room

Fitted with three-piece suite comprising recessed shower enclosure with fitted mains shower and shower curtain, pedestal wash hand basin, close coupled WC, electric fan heater, extractor fan, PVCu opaque double glazed window to front, laminate flooring, coving to ceiling with recessed ceiling spotlights.

First Floor Landing

PVCu double glazed window to front, coving to textured ceiling with smoke detector, airing cupboard with hot water cylinder, linen shelving, door to:

Main Bedroom 4.26m (14') x 3.15m (10'4")

PVCu double glazed window to front to rear, fitted double wardrobe with hanging rail and shelving, radiator, telephone point, TV point, coving to textured ceiling.

Bedroom 2 3.07m (10'1") max x 2.42m (7'11") max

PVCu double glazed window to front, radiator, coving to textured ceiling, access to insulated loft space.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent electric shower over and shower curtain, pedestal wash hand basin, close coupled WC, tiled surround, extractor fan, shaver point, PVCu double glazed window to rear, radiator, coving to textured ceiling.

Garage 5.60m (18'4") x 2.74m (9'0")

Detached brick built single garage, PVCu double glazed side door, lighting and power connected, eaves storage space, Tumble dryer, up and over door.

Outside

The front and side of the property are predominantly laid to lawn, complemented by attractive shrub insets. A side hand gate provides access to the enclosed rear garden, which is bordered by a combination of brick and wooden panel fencing. Designed for low maintenance, the garden features well-kept flower and shrub borders, decorative insets, and a patio area ideal for outdoor seating, small pond. At the rear of the property, there is a single garage with a convenient side door leading directly into the garden, along with a gravel driveway offering off-road parking.

Directions

Leave our Church Street office and take the far right over the traffic lights onto Park Road, continue past the park taking the 2nd right onto Market Rasen Way, follow the road round and take the right turn onto The Paddocks, where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7QY.

Council Tax

Band C £1,995.69 from April 2025 to March 2026 South Holland District Council

EPC - D

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.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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

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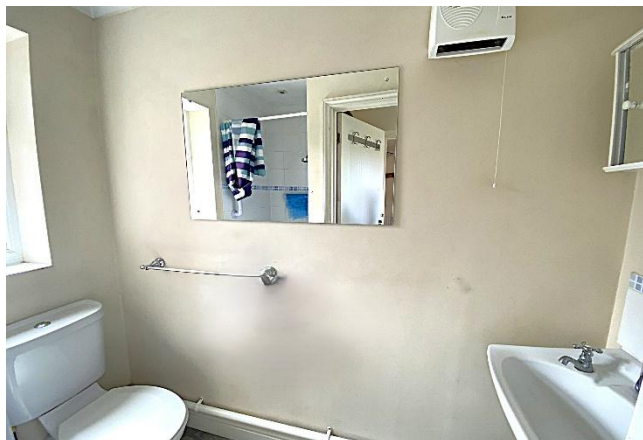
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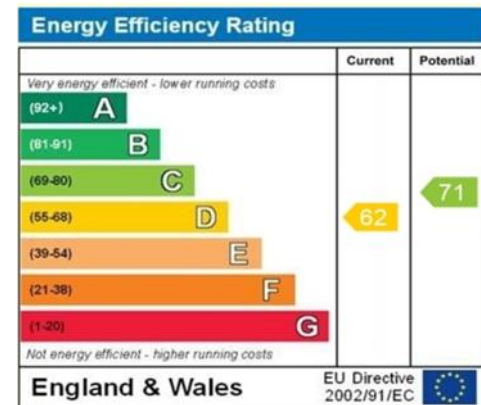
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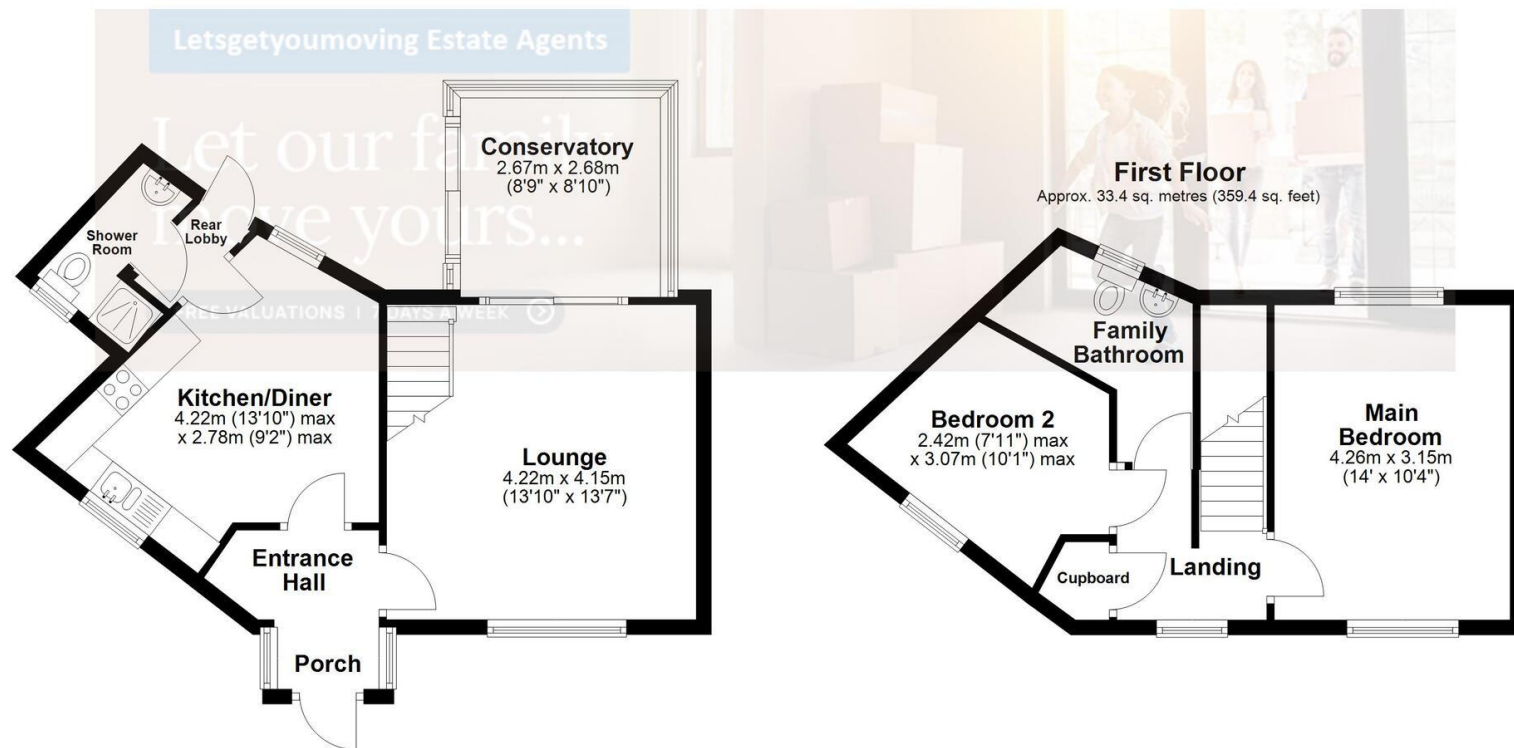
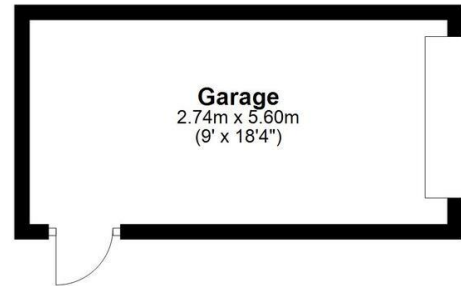
Energy Performance
Certificates (EPC)

RICS Valuations



Ground Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



Total area: approx. 94.4 sq. metres (1015.8 sq. feet)

Disclaimer

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