



Pheasant Street, Holbeach £347,950

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



WOW! Modern family home with exceptional features. Step into this stunning contemporary home that offers far more than meets the eye. With stylish upgrades, clever concealed storage, and elegant window shutters, this property is a true standout. Enjoy peace of mind with the remainder of the builder's new build guarantee, along with PVCu double glazing, gas-fired central heating, and ultra-fast full fibre broadband, perfect for modern living. One of the standout features is Bedroom 3, which has been beautifully transformed into a luxurious walk-in dressing room. Fitted with a bespoke suite of Sharps bedroom units, it includes integrated lighting, generous hanging space, shoe storage, and shelving, a dream for any fashion enthusiast! Outside, the landscaped rear garden has been thoughtfully raised and finished with an extensive porcelain patio and seating area, ideal for entertaining or relaxing. Facing southwest, the garden enjoys sunshine all day long.

Accommodation Includes:

- Welcoming entrance hall
- Spacious front-to-back lounge
- Convenient ground floor cloakroom
- Stylish front-to-back kitchen diner
- Practical utility room
- Main bedroom with en-suite
- Three further bedrooms
- Modern family bathroom

The low-maintenance front garden is complemented by a driveway to the side, offering off-road parking and access to a detached double garage.

 **Viewing is highly recommended! Call us ANYTIME on 01406 424441 to arrange your private tour.**

Accommodation Comprises:

Composite entrance door with glazed insert to:

Entrance Hall

Polished tile flooring, staircase to first floor landing with concealed storage under with touch opening doors and storage cupboards, radiator, recessed spotlights to ceiling, mains smoke detector, door to:

Ground Floor Cloakroom 1.87m x 0.90m (6'2" X 2'11")

Fitted with a two-piece suite comprising: Close coupled dual flush WC, pedestal wash hand basin with mixer tap, half height tiling, polished tiled flooring, extractor fan, radiator, recessed spotlights to ceiling.

Lounge 6.87m x 3.45m (22'6" x 11'4")

Wall mounted multimedia panel (TV point, satellite, fibre broadband etc), 2 x radiators, PVCu double glazed window to front aspect with fitted window shutters, PVCu double glazed French doors to rear garden with fitted folding shutters.

Fitted Kitchen/Dining Room 6.87m x 3.05m (22'6" x 10")

Fitted with a matching range of wall mounted units with underlighting and floor standing units, kickboard lighting with composite worktop space over, tiled splashbacks, Inset one and a quarter bowl stainless steel sink unit with integrated drainer and mixer tap, integrated BOSH fridge freezer, dishwasher, twin fan assisted electric ovens, 4 ring induction hob with extractor canopy, polished tiled flooring, 2 x radiators, TV point, PVCu double glazed window to front aspect with fitted shutter, PVCu double glazed window to rear aspect with fitted window shutter, door to:

Utility Room 1.87m x 1.76m (6'2" x 5'9")

Fitted with a matching range of wall mounted units and floor standing units with composite worktop space over, stainless steel single drainer sink unit with mixer tap, tiled splashback, polished tiled floor, plumbing for washing machine, recessed spotlights to ceiling, extractor fan, PVCu double glazed door with glazed insert to rear exit.

First Floor Landing

Access to insulated loft space, mains smoke detector, radiator, door to built in boiler cupboard housing wall mounted Logic combination boiler servicing heating and domestic hot water, Fibre Broadband connection point.

Main Bedroom 4.07m x 3.52m (13'4" x 11'7")

TV point, USB charging points, wall mounted central heating control panel, radiator, PVCu double glazed window with fitted window shutter, door to:

En-Suite 2.56m x 1.87m (8'5" x 6'2")

Fitted with a three-piece suite comprising: Double length tiled shower enclosure with fitted MIRA rainfall shower with separate hand shower attachment, pedestal wash hand basin with mixer tap, dual flush WC, wall mounted vertical towel radiator, recessed spotlights to ceiling, extractor fan, shaver point, laminate flooring, PVCu double glazed opaque window to front aspect.

Bedroom 2 4.07m x 3.12m (13'4" x 10'3")

TV point, radiator, door to built in over-stairs storage cupboard with linen shelving, PVCu double glazed window to front aspect with fitted window shutter.

Bedroom 3/Dressing Room 3.52m x 2.73m max (11'7" x 8'11")

Fitted with a matching range of high gloss Sharp wardrobes with touch opening doors, lighting, hanging rails, shoe storage racks and additional shelving, radiator, PVCu double glazed window to rear aspect with fitted window shutter. Behind the units is electrical sockets and a TV point.

Bedroom 4 2.73m x 2.65m (8'11" x 8'8") max

TV point, radiator, PVCu double glazed window to rear aspect with fitted window shutter.

Family Bathroom 2.34m x 1.70m (7'8" x 5'7")

Fitted with a three-piece suite comprising: Deep panel bath with mixer tap and hand shower attachment, MIRA mains shower over, tiled surround, pedestal wash hand basin with mixer tap, dual flush WC, wall mounted vertical towel radiator, extractor fan, recessed spotlights to ceiling, shaver point, laminate flooring, PVCu double glazed opaque window to rear aspect.

Outside: The property is approached over a double width tarmac driveway which leads to a detached double garage. A granite chipped boarder leads to the main entrance door with storm canopy, outside lighting.

Double detached garage 5.60 x 5.49m

Twin up and over electric garage doors, outside lighting. The garage has been split to create 2 workshops: Front workshop 5.57m x 3.78m. Eve storage space, power & light connected. Rear Workshop: 5.60m x 1.71m Power and light connected, personal door to rear garden.

The beautiful Southwest facing rear garden has been landscaped with extensive porcelain tiled seating area which sweeps across the width of the garden, area laid to lawn with feature circular raised planters, low maintenance granite chipped area planted with ornamental grasses and shrubs, outside courtesy lighting (up and down lighters) outside power points, outside water tap.

Directions:

Leave our Church Street office and head out of Holbeach on the Fen Road. Take the right turn onto Lancewood Road, right onto Partridge Road and right again onto Pheasant Street where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 8PU.

Agents Comments: A management fee is applicable to this property which is currently £222.96 per annum.

Council Tax:

D - £2250.00 - South Holland district Council 2025/26

Agents Notes:

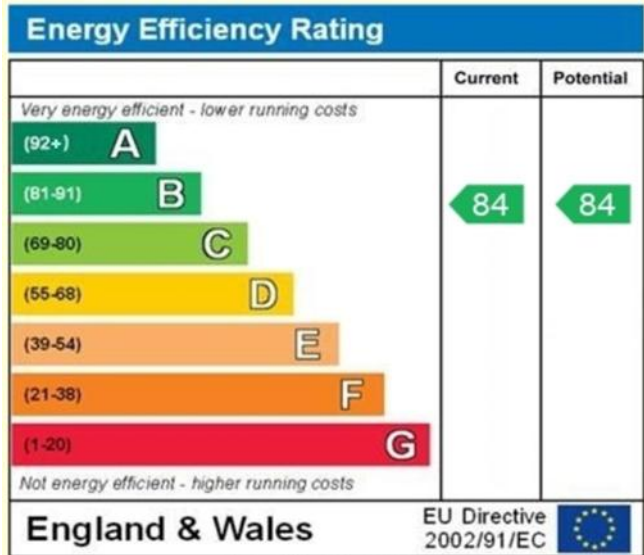
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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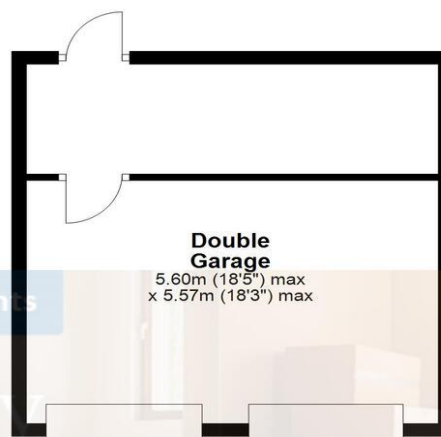
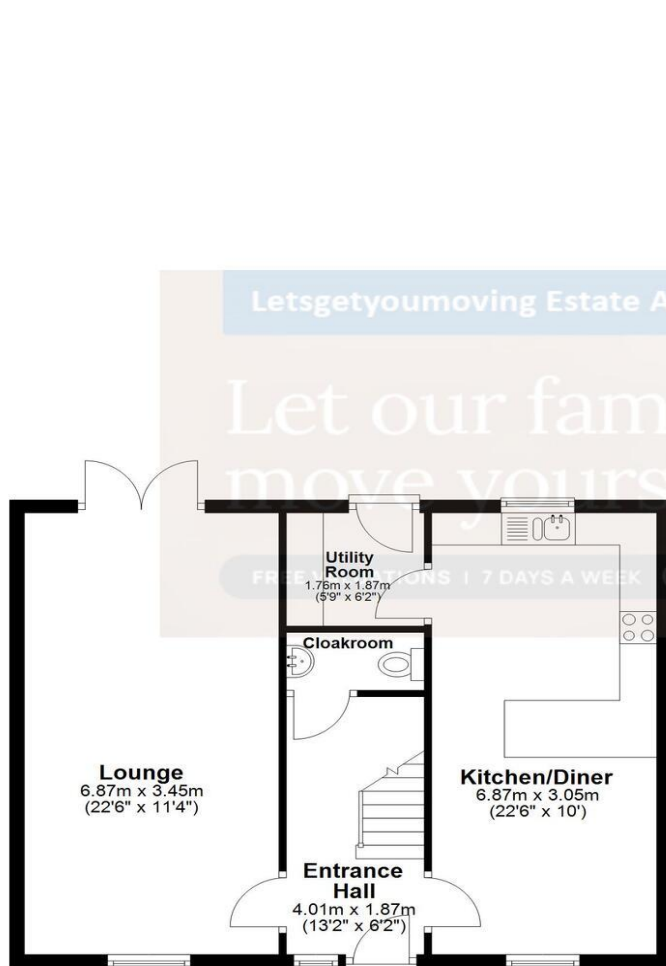






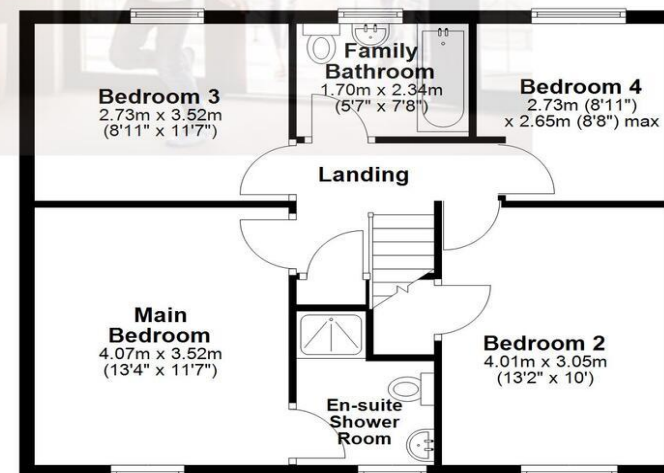
Ground Floor

Approx. 90.1 sq. metres (969.4 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.4 sq. feet)



Total area: approx. 149.5 sq. metres (1608.9 sq. feet)



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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 towards the camera, each carrying a large cardboard box. To the left of the family, a stack of several cardboard boxes is piled up. The scene is set in a bright, modern interior with large windows in the background, creating a warm and inviting atmosphere.