

letsgetyoumoving.co.uk
Sales & Letting Agents



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



Clough Road, Holbeach Bank £289,995

This highly versatile three-bedroom, semi-detached home offers open field views from both the front and rear for a private living experience. The property includes a generous half-acre plot (STS) that can provide endless possibilities for that countryside experience, self-sufficient lifestyle with vegetable gardens, or animal haven for goats and chickens. The additional separate brick-built multi-use room offers great opportunities as an entertainment area, work from home space, annex, or studio having double glazing, front and rear doors which could make a self-contained annex (subject to any planning approval). While the expansive grounds provide ample room for extending the property or parking several vehicles. Whether you're working from home, running a business, or simply seeking flexible living with outdoor space, this property presents a rare and excitable opportunity to tailor your lifestyle in a peaceful and practical setting. Call us ANYTIME to book your viewing – 01406 424441.

Accommodation Comprises:

PVC double glazed entrance door to:

Entrance hall

Stairs to first floor landing, door to:

Lounge 4.40m (14'5") max x 3.96m (13') max

PVCu double glazed window to front, open fire with brick-built surround and flagged hearth, radiator, vinyl floor covering, TV point, broadband connection, coving to ceiling, open plan to:

Kitchen 3.35m (11') x 2.87m (9'5")

Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer and mixer tap, plumbing for slimline dishwasher, space for fridge/freezer, electric point for cooker, wall mounted heated towel rail, vinyl floor covering, coving to ceiling, door to:

Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted shower and glass screen, pedestal wash hand basin, close coupled WC, wall mounted heated towel rail, PVCu opaque double glazed window to rear, storage cupboard with shelving, recessed ceiling spotlights, part aqua boarded.

Utility Area 4.36m (14'4") x 1.33m (4'4")

Fitted with a base and eye level unit with worktop space over, plumbing for automatic washing machine, radiator, vinyl floor covering, open plan to:

Dining Area 4.29m (14'1") x 2.12m (6'11")

PVCu double glazed window to side, radiator, vinyl floor covering, wall lights with double glazed polycarbonate roof, power connected, PVCu double glazed French doors to garden.

First Floor Landing

PVCu double glazed window to side, loft hatch providing access to the insulated loft space.

Main Bedroom 4.02m (13'2") x 3.83m (12'7")

PVCu double glazed window to front, cupboard with shelving, radiator, textured ceiling, door to:

WC

Fitted with two-piece suite comprising, wall mounted wash hand basin with tiled surround, close coupled WC, ceramic tiled flooring.

Bedroom 2 3.52m (11'7") x 2.81m (9'3")

PVCu double glazed window to rear, radiator.

Bedroom 3 2.46m (8'1") x 2.12m (6'11")

PVCu double glazed window to rear, radiator.

Outside Buildings

Multi-Use Room 5.96m (19'7") max x 4.00m (13'2")

PVCu double glazed window to front and rear, access to insulated loft space, power and light connected, cold water supply & sewage, PVCu double glazed entrance door to garden. To the side is a wooden built Lean-to for storage. This building could be converted into many potential uses such as an entertainment area, work from home space or (subject to any planning approval required:) an annex, bedsit etc.

Stables (Two) 3.65m (12') x 3.65m (12") each

Two Wooden built stable block.

Field Shelter & Hay Barn

Wooden built. Split into field shelter and hay barn but could be made into one large shelter or hay barn with open end access.

Outside

This property offers a blend of practicality and countryside appeal, featuring a large gravel driveway with plenty of off-road parking for cars, motor homes and more. There is also an enclosed garden with mature trees shrubs and an external floor-mounted boiler that efficiently serves both heating and hot water requirements. Double picket gates open to a private parking area at the rear, leading to a spacious enclosed garden mainly laid to lawn, bordered by a blend of wood panel and picket fencing. Another double picket gate provides access to the rest of the grounds which included a versatile multi-purpose building, storage lean-to, two stables, hay store, and field shelter, making it ideal for equestrian/animal use or hobby farming. Beyond this, a secure metal gate leads directly to the paddocks, offering ample space and flexibility for any outdoor pursuits.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, continue to the roundabout take your second right onto Boston Road North drive to the end of the road, turn right onto Washway Road then left onto Clough Road where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 8BW.

Council Tax

Band A ~ £1,496.77 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.

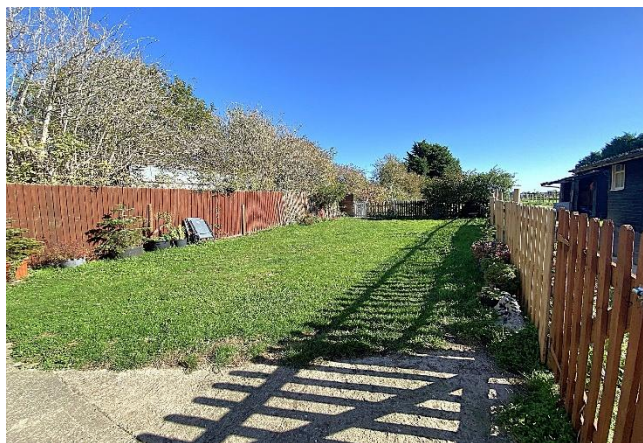
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For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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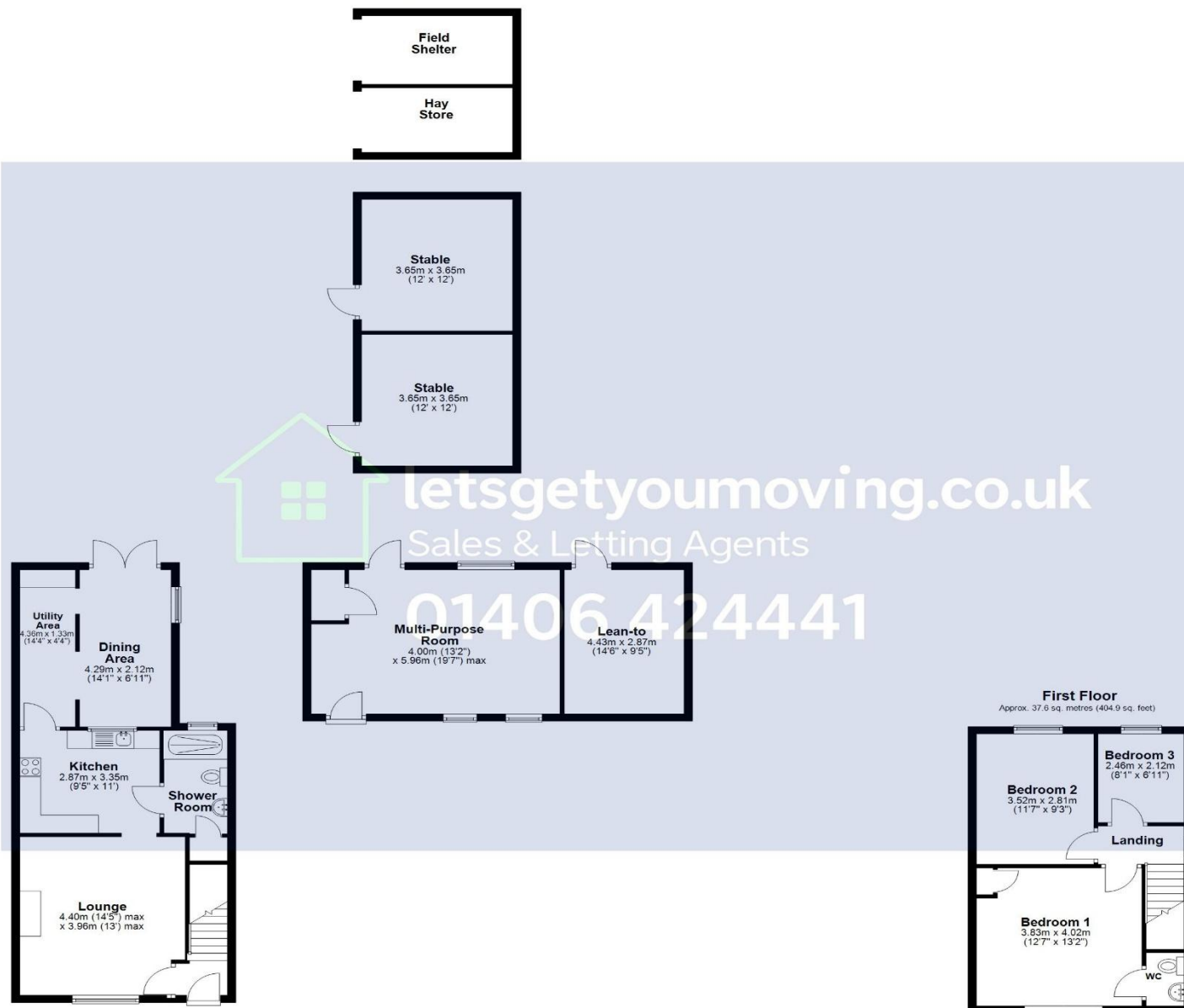




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Ground Floor
Approx. 120.9 sq. metres (1306.4 sq. feet)



Total area: approx. 167.5 sq. metres (1803.3 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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Ana

Marketing & Admin



Curtis

Cert CII (MP)

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