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Sales & Letting Agents



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



Hall Hill Road, Holbeach, PE12 7JB. £169,995

 NO CHAIN! Bursting with potential, this three-bedroom semi-detached home occupies a generous plot and offers a fantastic opportunity for first-time buyers, investors or anyone searching for an exciting renovation project.  The spacious accommodation includes a lounge, kitchen/diner, utility room and conservatory, while outside you'll find a generous enclosed garden with mature planting, a patio seating area, detached garage, summer house and garden store.   Conveniently situated in Holbeach.

Situated on a generous plot in an established residential location, this three-bedroom semi-detached home offers an exciting opportunity for first-time buyers, investors or anyone searching for a renovation project with excellent potential. Requiring modernisation throughout, the property provides spacious and versatile accommodation including a lounge, kitchen/diner, utility room and conservatory, with three bedrooms and a family bathroom upstairs. Outside, the mature enclosed rear garden is complemented by a detached garage and timber summer house. With plenty of scope to improve, personalise and add value, this could become a fantastic family home and is offered for sale with NO ONWARD CHAIN.

 No onward chain

– ideal first-time buy or investment

 Lounge, kitchen/diner, utility room and conservatory

 Three bedrooms and a family bathroom

 Generous enclosed garden, detached garage and timber summer house

 Call Let's Get You Moving anytime on 01406 424441 to arrange your viewing.

Accommodation Comprises:

Entrance Hall 1.21m (4') x 1.20m (3'11")

PVCu double glazed window to front, laminate flooring, central heating thermostat, textured ceiling, stairs to first floor landing, door to:

Lounge 5.12m (16'10") max x 3.32m (10'11")

PVCu double glazed window to front, gas fire with brick-built surround, wooden mantle over, laminate flooring, telephone point, TV point, coving to textured ceiling, ceiling light with fan, smoke detector, door to:

Kitchen/Diner 3.51m (11'6") min x 3.36m (11')

Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer, taps, tiled surround, built-in eye level electric fan assisted oven, built-in four ring gas hob, radiator, ceramic tiled flooring, bi-fold door to utility, under stair storage cupboard with shelving, vinyl floor coveing

Utility Room 2.37m (7'9") x 1.83m (6')

Fitted with a matching base and eye level units with worktop space over with tiled surround, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for freezer, dishwasher and tumble dryer, PVCu double glazed window to rear, ceramic tiled flooring, door to:

Conservatory 4.30m (14'1") x 2.68m (8'10")

PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power connected, radiator, ceramic tiled flooring, PVCu double glazed entrance door to side, PVCu double glazed French doors to garden.

Garage 5.38m (17'8") x 2.75m (9')

Detached wooden garage with power and lighting connected, three windows to side, side door, double door to the front.

First Floor Landing

PVCu double glazed window to side, textured ceiling with smoke detector, access to insulated loft space, door to:

Main Bedroom 4.02m (13'2") x 3.34m (10'11")

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes comprising of wardrobes with hanging rails, shelving, overhead storage cupboards, drawers, bedside cabinets, radiator, telephone point, TV aerial, coving to textured ceiling.

Bedroom 2 3.86m (12'8") x 3.62m (11'10")

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

Bedroom 3 2.65m (8'8") max x 2.43m (8') max

PVCu double glazed window to front, built-in wardrobes with hanging rail and overhead storage, radiator, textured ceiling.

Family Bathroom

Fitted with three-piece suite with comprising, deep panelled bath with independent electric shower over and curtain rail, vanity wash hand basin with base cupboard and low-level WC, fully ceramic tiled walls, PVCu opaque double glazed window to side and rear, radiator, vinyl floor covering, recessed ceiling spotlights.

Garage 5.38m (17'8") x 2.75m (9')

Detached wooden garage with power and light connected, three windows to side, side door, double door to the front.

 Outside

The low-maintenance front garden is mainly laid to gravel, while double gates provide access to the generous and fully enclosed rear garden. Mainly laid to lawn, this established outside space features a beautiful mature willow tree, a variety of shrubs and a paved patio area—perfect for outdoor seating and entertaining. Further benefits include a timber summer house and a useful garden store.

 Gated access to the enclosed rear garden

 Lawned garden with a mature willow tree and established shrubs

 Patio seating area for relaxing and entertaining

 Timber summer house and useful garden store

Directions

Leave our Church Street office and turn right, at the junction take the right turn onto Hall Gate, then turn right onto Hall Hill Road. Bear left at the bottom of the road where the property can be located on your left-hand side. For satellite navigation, the property postcode is PE12 7JB.

Council Tax

Band A ~ £ 1,515.19 from April 2026 to March 2027, South Holland District Council.

EPC ~ C

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.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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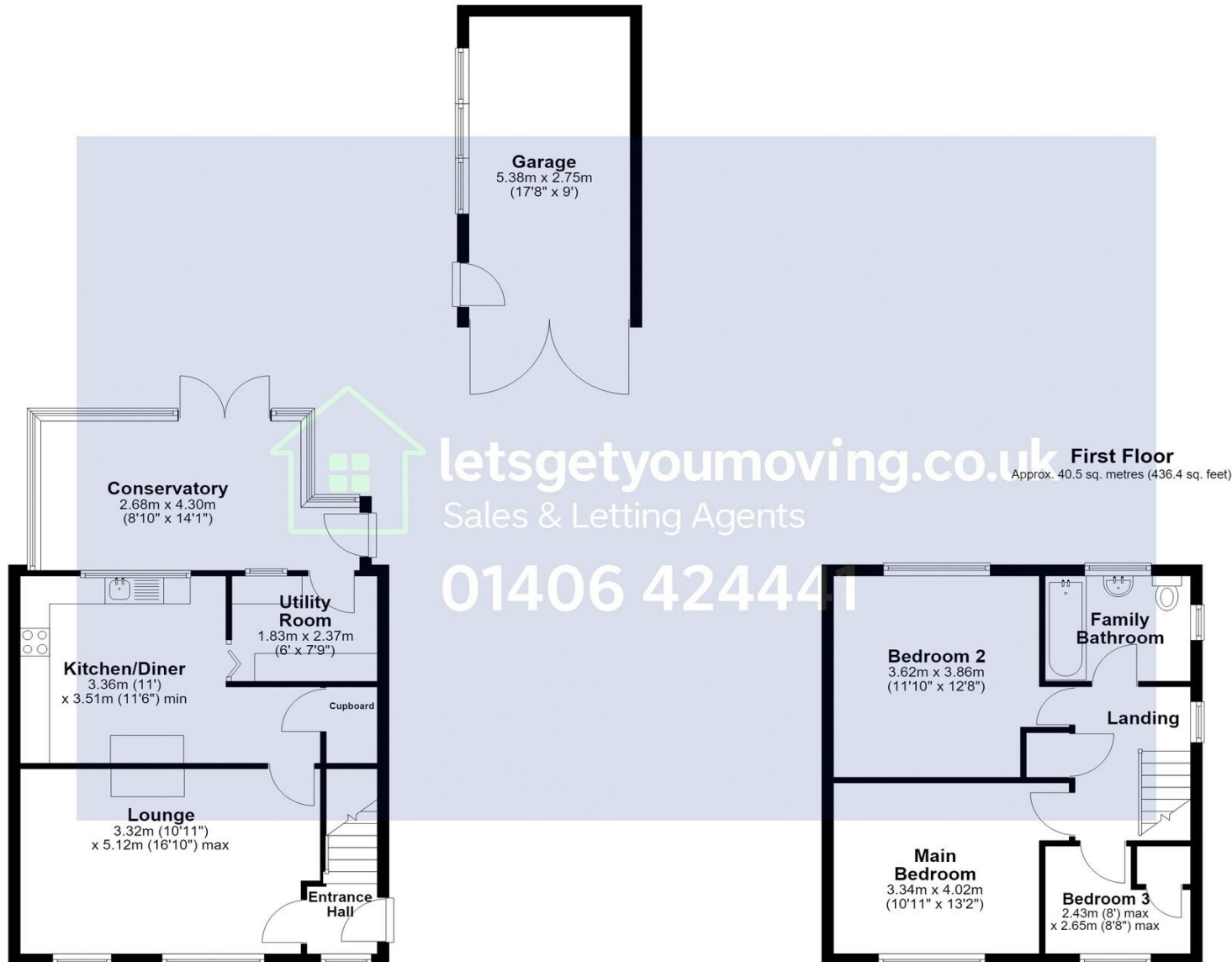
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Evenings & weekends available

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Ground Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



Total area: approx. 108.2 sq. metres (1164.8 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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