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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



Langwith Gardens, Holbeach £269,995

🏠 Three-bedroom detached family home with a south-facing rear garden, spacious lounge/diner, sunroom, fitted kitchen, utility, cloakroom and shower room. Large block-paved driveway, ample parking, attached single garage and covered patio, all within walking distance of Holbeach town centre. ☀️

This spacious and well-maintained three-bedroom detached family home is ideally positioned within walking distance of Holbeach town centre. The property offers generous and versatile accommodation including a spacious lounge/diner, fitted kitchen with separate utility room and pantry, cloakroom and a bright sunroom overlooking the garden. 🌞

There are three bedrooms together with a family shower room, while outside is a real highlight with a south-facing enclosed rear garden ☀️ featuring a lawn, covered patio seating area and garden store. To the front, a large block-paved driveway provides ample off-road parking and leads to the single garage. 🚗

🏠 Spacious Three-Bedroom Detached Family Home

🌞 Lounge/Diner, Kitchen, Utility Room, Pantry & Sunroom

☀️ South-Facing Enclosed Rear Garden with Covered Patio

🚗 Large Block-Paved Driveway & Single Garage

📞 Call us ANYTIME to book your viewing – evenings and weekends – 01406 424441.

Let our family move yours ❤️

Accommodation Comprises:

Storm Porch

PVCu double glazed entrance door to:

Entrance Hall

Laminate flooring, central heating thermostat, broadband connection, smoke detector, stairs to first floor landing with under-stairs storage cupboard, door to:

Kitchen 2.85m (9'4") x 2.70m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap, tiled surround, integrated, electric fan assisted oven, electric grill, four ring induction hob with extractor hood, PVCu double glazed window to rear, ceramic tiled flooring, pantry with shelving, power point, ceramic tiles, bi-fold door to:

Utility Room 2.44m (8') x 1.91m (6'3")

Base units with worktop space over, plumbing for automatic washing machine, space for fridge/freezer, tumble dryer, ceramic tiled flooring, recessed ceiling spotlights, PVCu double glazed French door to garden, door to:

Cloakroom

PVCu double glazed opaque window to side, fitted with two-piece suite comprising, wall mounted wash hand basin, close coupled WC, electric heated towel rail.

Lounge/Diner 7.49m (24'7") x 3.63m (11'11") max

PVCu double glazed window to front, two radiators, TV point, coving to ceiling, media wall with bracket for TV and fitted electric living flame effect fire, PVCu double glazed French doors to:

Sunroom 3.62m (11'11") x 3.61m (11'10")

PVCu double glazed windows to rear, ceramic tiled flooring, under floor heating, skylight with electric opening window, coving to ceiling with recessed ceiling spotlights, PVCu double glazed Bi-fold doors to garden.

Landing

PVCu double glazed window to side, coving to ceiling with smoke detector, access to insulated loft space.

Main Bedroom 4.12m (13'6") x 3.03m (9'11")

PVCu double glazed window to front, radiator, coving to ceiling.

Bedroom 2 3.27m (10'9") x 3.02m (9'11")

PVCu double glazed window to rear, radiator, coving to ceiling.

Bedroom 3 2.45m (8') x 2.14m (7')

PVCu double glazed window to front, radiator, TV point, coving to ceiling with recessed ceiling spotlights.

Shower Room 2.45m (8') x 1.92m (6'4")

Fitted with three-piece suite comprising of double shower enclosure with fitted electric shower and glass screen, pedestal wash hand basin with part ceramic tiled walls, close coupled WC, extractor fan, PVCu opaque double glazed window to rear, boiler cupboard housing combination boiler serving heating and hot water, shelving, heated towel rail, ceramic tiled flooring, recessed ceiling spotlights.

Garage 4.54m (14'11") x 2.44m (8')

Attached brick built single garage with power and lighting connected, Up and over door.

Outside

 A generous **block-paved driveway** provides excellent off-road parking and leads to the **attached single garage**. To the rear, the property enjoys an attractive and **enclosed south-facing garden** , mainly laid to lawn and complemented by mature shrubs and timber fencing. A paved patio with a **covered seating area**  creates the perfect spot for alfresco dining, summer barbecues or simply relaxing and enjoying the garden.  A useful timber garden store provides additional storage for gardening equipment and outdoor essentials.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road taking the left turn onto Langwith Drive. At the next junction turn right then immediately the property can be located on the left-hand side. For satellite navigation the property postcode is: PE12 7JN.

Council Tax

Band C ~ £2,071.57 from April 2026 to March 2027, South Holland District Council.

EPC ~ TBA

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.

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

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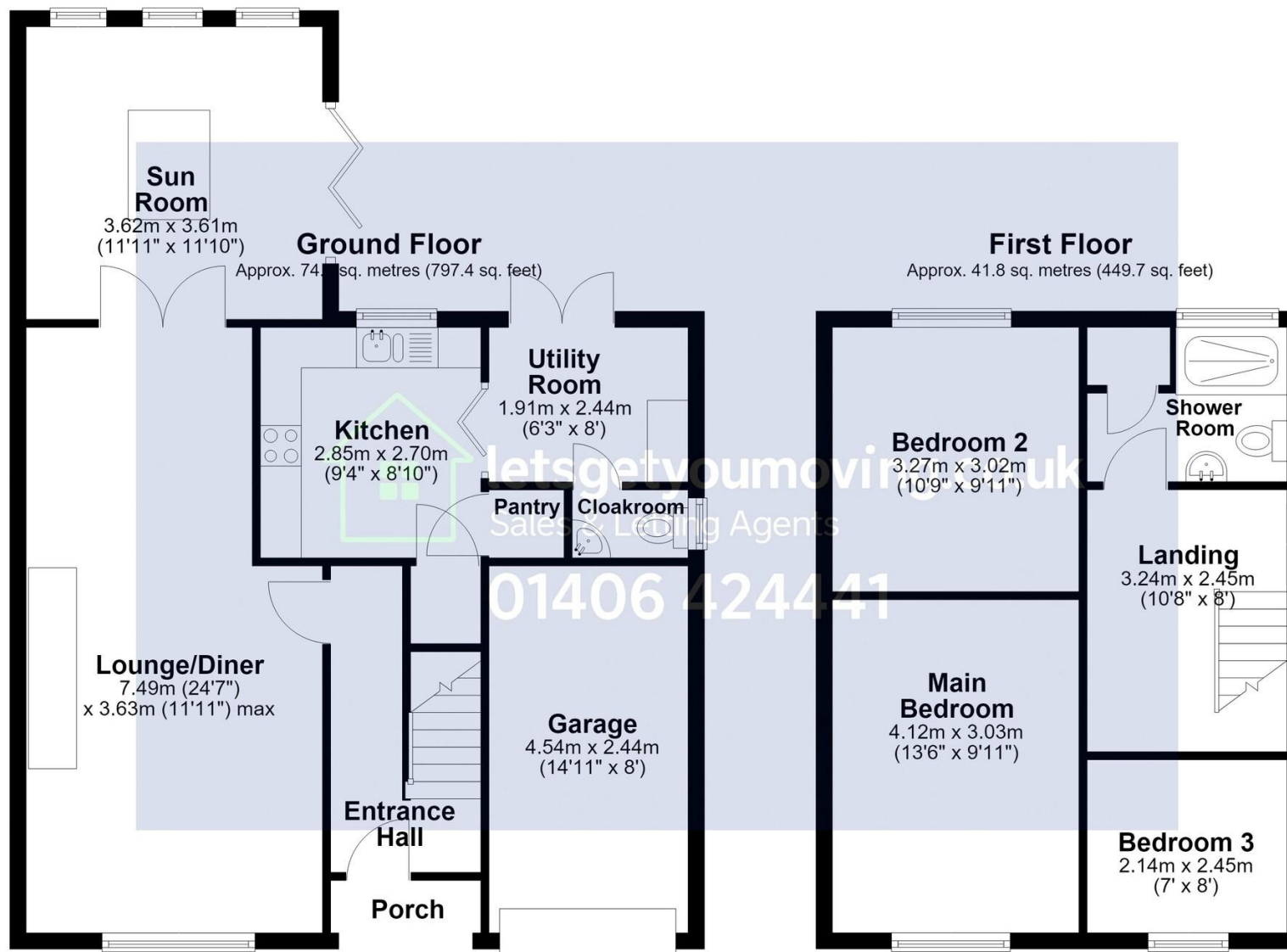
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Total area: approx. 115.9 sq. metres (1247.2 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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A blue banner celebrating a 20th anniversary. On the left, a large '20' is shown with a green ribbon below it reading '2006-2026'. Confetti is scattered around the numbers. To the right of the ribbon, the text 'letsgetyoumoving.co.uk' is written in white. Below this, 'Customer focused since 2006' is written in green, followed by 'give us a call anytime for your free valuation' in white. On the far right, a green rounded rectangle contains the phone number '01406 424441' in white.

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