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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



# Low Lane, Holbeach £214,995

🔥 **STYLISH, MODERN & READY TO MOVE STRAIGHT INTO!** 🏠 ✨ This beautifully presented three-bedroom home offers spacious living, a stunning low-maintenance landscaped garden 🌿, modern kitchen/diner 🍽️, en-suite to the main bedroom 🚿 and off-road parking 🚗. Perfect for first-time buyers, families or anyone wanting hassle-free modern living in a popular Holbeach location. Viewing highly recommended 👁️ 📞 Call us ANYTIME – 01406 424441, evenings & weekends!

✨ A beautifully presented modern home offering stylish, low-maintenance living, perfect for first-time buyers, families or those simply wanting to move straight in and enjoy! Positioned within a popular residential location, this attractive three-bedroom property combines spacious accommodation with a landscaped rear garden designed for relaxing and entertaining.

📦 Internally, the property comprises entrance hall, spacious lounge, modern kitchen/diner ideal for family living and entertaining, together with a convenient ground floor cloakroom. To the first floor are three well-proportioned bedrooms, including a main bedroom with en-suite, alongside a contemporary family bathroom.

🌿 Outside, the rear garden has been thoughtfully landscaped for easy maintenance, featuring paved seating areas perfect for summer evenings ☀️, artificial lawn, and a timber garden store complete with lighting and power connected 🔌, all enclosed to provide a good degree of privacy. The property also benefits from off-road parking and side access.

★ Three Bedroom Modern Home

★ En-Suite To Main Bedroom

★ Landscaped Low Maintenance Garden 🌿

★ Off-Road Parking & Popular Location 🚗

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## Accommodation Comprises:

Composite entrance door to:

Entrance Hall 1.69m (5'7") x 1.42m (4'8") max

Radiator, luxury vinyl tiling, central heating thermostat with smoke detector, stair case to first floor landing, door to:

Lounge 5.02m (16'6") x 3.66m (12') max

PVCu double glazed window to front, wall mounted living flame effect electric fire with surround, two radiators, luxury vinyl tiling, door to:

Kitchen/Diner 4.79m (15'9") x 2.89m (9'6")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer and mixer tap, fitted electric fan assisted oven, built-in four ring induction hob with extractor hood, PVCu double glazed window to rear, radiator, luxury vinyl tiling, recessed ceiling spotlights with smoke detector, PVCu double glazed French double door to garden, door to:

Cloakroom 1.63m (5'4") x 1.03m (3'5")

Fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, radiator, luxury vinyl tiling.

First Floor Landing 2.97m (9'9") x 2.95m (9'8")

Boiler cupboard with wall mounted combination boiler serving heating system and hot water. Linen shelving.

Main Bedroom 3.02m (9'11") x 2.81m (9'3")

PVCu double glazed window to front, radiator, TV point, central heating thermostat, cupboard with hanging space and shelving, door to:

En-suite 2.33m (7'8") x 1.88m (6'2")

Fitted with three-piece suite comprising of pedestal wash hand basin, recessed tiled shower enclosure with fitted mains shower and glass door, close coupled WC, tiled surround, extractor fan, shaver point, PVCu opaque double glazed window to front, storage cupboard, heated towel rail, vinyl floor covering, recessed ceiling spotlights.

Bedroom 2 2.88m (9'5") x 2.92m (9'7")

PVCu double glazed window to rear, radiator, TV point.

Bedroom 3 2.60m (8'6") x 1.88m (6'2")

PVCu double glazed window to rear, radiator, TV point.

Family Bathroom 1.90m (6'3") x 1.72m (5'8")

Fitted with three-piece suite comprising of deep panelled bath, pedestal wash hand basin, close coupled WC, tiled surround, extractor fan, shaver point, PVCu opaque double glazed window to side, heated towel rail, vinyl flooring.

Garden Store 3.20m (10'6") x 1.72m (5'8")

Two windows to side with power and lighting connected, double door.

Outside 🌿 ☀️

Boasting fantastic kerb appeal from the moment you arrive 🏠 ✨, the property enjoys an attractive modern frontage with a double-width driveway providing ample off-road parking for multiple vehicles 🚗 🚗, complemented by a neatly maintained low-maintenance front garden. Set within a pleasant residential position, the home further benefits from side access to the rear garden, contemporary brick elevations and a stylish covered entrance canopy creating a welcoming first impression.

To the rear, the garden has been beautifully landscaped with easy living in mind 🌿, offering the perfect blend of relaxation and entertaining space 🍷 ☀️. A generous paved patio seating area provides an ideal spot for summer BBQs and outdoor dining, whilst the Astroturf lawn delivers year-round greenery with minimal upkeep 🌱. Fully enclosed by timber fencing for added privacy and security 🗝️, the garden also features a timber garden store with lighting and power connected 🔌 side access and attractive planted borders bursting with colour and character 🌸.

#### Directions

Leave our Church Street office and take the far right over the traffic lights onto Park Road, take the right turn onto Park Lane then left onto Battlefields Lane South, continue along just before reaching the A17 turn left onto Low Lane where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7GA.

#### Council Tax

Band B ~ £1,812.63 from April 2026 to March 2027, South Holland District Council.

EPC ~ B

#### 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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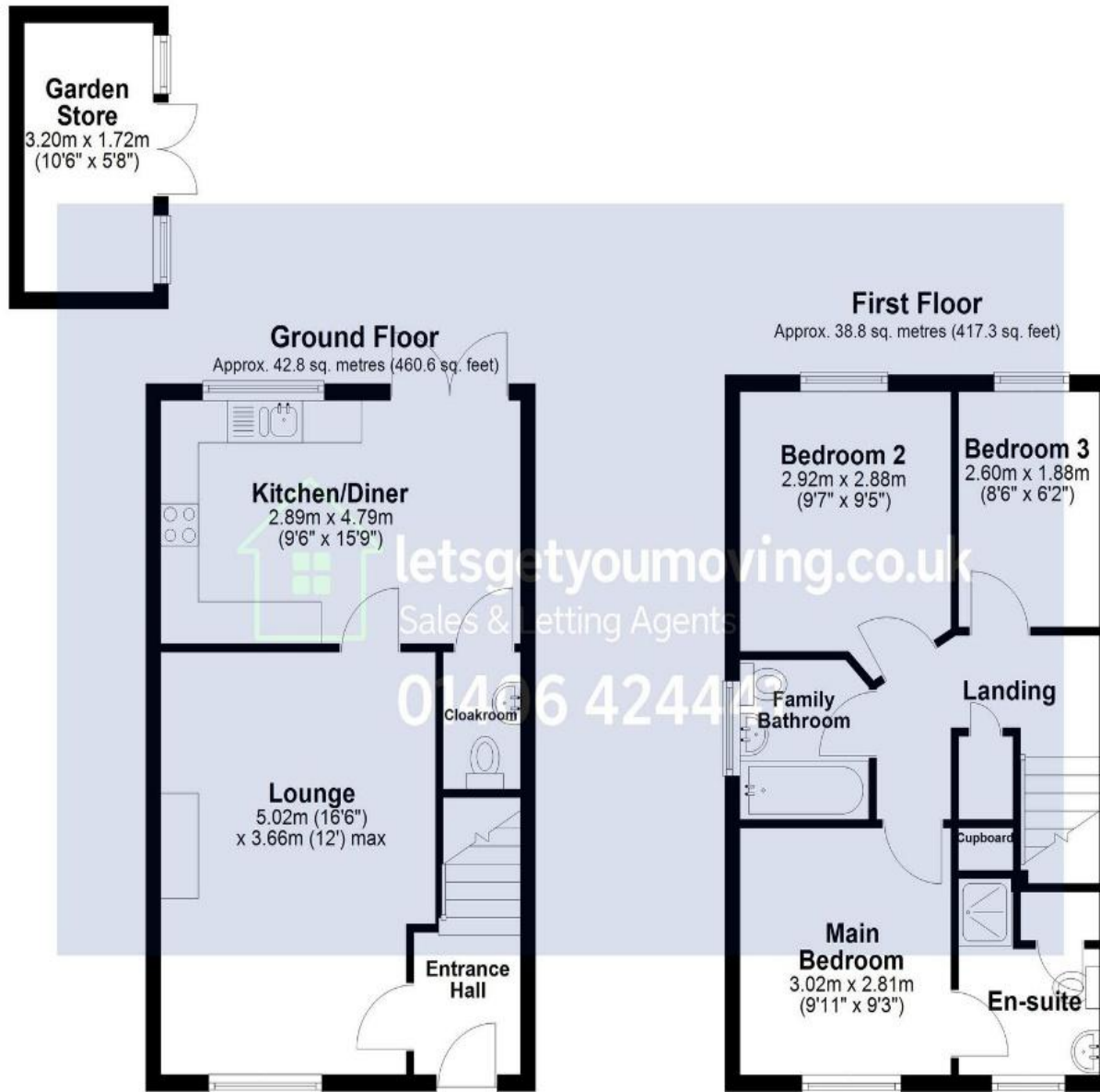
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**20**  
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Total area: approx. 81.6 sq. metres (877.8 sq. feet)

## Disclaimer

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

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The banner features a large '20' with '2006-2026' below it, set against a blue background with confetti. The text is in white and green, with the phone number in a green rounded rectangle.