

letsgetyoumoving.co.uk
Sales & Letting Agents



14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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



Fleet Road, Fleet Hargate £174,995

 OPEN FIELD VIEWS – An attractive 2-bedroom modern home with excellent parking to both the front and rear, spacious lounge, kitchen/diner, separate utility room, cloakroom and first-floor family bathroom. Outside is an enclosed garden with patio areas, lawn, useful store and a covered entertaining area. Ideal FIRST-TIME BUY or INVESTMENT.   Call us ANYTIME – evenings and weekends – 01406 424441.

An attractive and well-presented two-bedroom modern home enjoying pleasant open field views to the front, with excellent off-road parking available to both the front and rear.  The accommodation includes a spacious lounge, fitted kitchen/diner, separate utility room and ground-floor cloakroom, while upstairs are two good-sized bedrooms and a family bathroom featuring both a bath and separate shower. Outside, the enclosed rear garden offers paved seating areas, lawn, planted borders and a superb covered entertaining area, making it ideal for relaxing or dining outdoors.  With useful additional rear parking and a convenient village location, this would make an excellent first-time purchase or investment property.  

 Pleasant open field views to the front

 Excellent off-road parking to both front and rear

 Two bedrooms, utility room & ground-floor cloakroom

 Enclosed garden with covered outdoor entertaining area

 Call us ANYTIME – evenings and weekends – 01406 424441.

Let our family move yours 

Accommodation Comprises:

PVCu double glazed entrance door to:

Lounge 4.14m (13'7") x 4.09m (13'5")

PVCu double glazed window to front, electric fire with marble surround, inset and hearth, radiator, laminate flooring, TV point, central heating thermostat, smoke detector, stairs to first floor landing, door to:

Kitchen/Diner 4.08m (13'5") x 2.55m (8'4")

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, mixer tap, tiled surround, integrated fridge, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood, PVCu double glazed window to rear, radiator, vinyl floor covering, recessed ceiling spotlights, door to:

Utility Room 2.35m (7'9") x 2.17m (7'1") With worktop space over, eye level units, extractor fan, wall mounted gas combination boiler serving heating and hot water, automatic washing machine, space for freezer and tumble dryer, radiator, vinyl floor covering, smoke detector, door to:

Cloakroom 2.35m (7'9") x 0.87m (2'10") PVCu double glazed window to rear, fitted with two-piece suite comprising, pedestal wash hand basin with mixer tap, close coupled WC, extractor fan, radiator, vinyl floor covering.

First Floor Landing Access to insulated loft space, door to:

Main Bedroom 4.14m (13'7") x 3.09m (10'2") Two PVCu double glazed windows to front, over-stairs storage cupboard, radiator.

Bedroom 2 3.22m (10'7") x 2.35m (7'9") PVCu double glazed window to rear, radiator.

Family Bathroom Fitted with four-piece suite comprising of, deep panelled bath, pedestal wash hand basin, tiled shower cubicle with fitted mains shower and glass doors, close coupled WC, tiled surround, heated towel rail, extractor fan, PVCu opaque double glazed window to rear, radiator, vinyl floor covering.

Outside 🌿

To the front, the property enjoys a generous gravelled driveway providing excellent off-road parking, with a paved pathway leading to the entrance. 🚗 The open outlook is a real feature here, with pleasant field views to the front creating a more spacious and attractive setting. 🌳

To the rear is a fully enclosed garden designed for both relaxing and entertaining, with paved patio areas, lawn and planted borders adding colour and interest. 🌸 A covered seating area creates a great spot for outdoor dining, barbecues or simply enjoying the garden in all weathers. 🪴

There is also a useful timber garden store, outside lighting and a cold-water tap, while gated access leads through to additional off-road parking at the rear. 🏠 🚗

Directions

Leave our Church Street office and turn immediate right into High Street, onto Fleet Street, then onto Fleet Road heading out of Holbeach. Upon reaching the village of Fleet Hargate, go past the turning for The Old Main Road. Proceed along where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8AP

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.

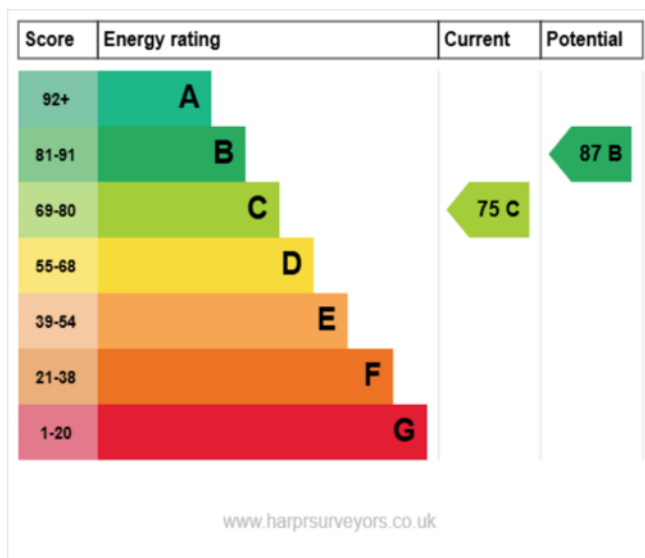
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.







letsgetyoumoving.co.uk
Sales & Letting Agents

20

2006-2026

NEED MORTGAGE ADVICE?

WHOLE OF MARKET
Access to lenders across the market

FRIENDLY TEAM
Our experienced team are here to help

ALL MORTGAGE TYPES
First time buyers, remortgages, buy to let & more

FREE ADVICE
No obligation, just expert guidance

CALL TODAY FOR YOUR FREE ADVICE!

01406 424441

EXPERT SUPPORT | SAFE & SECURE | ALL MORTGAGE TYPES | FIRST TIME BUYERS

PROUDLY BASED IN HOLBEACH

letsgetyoumoving.co.uk
Sales & Letting Agents

CONVEYANCING

QUOTES

BEST OF BOTH WORLDS

MODERN ONLINE DIGITAL SERVICES
Perfect for your busy lifestyle

- ✓ Convenient 24/7 access
- ✓ Secure digital process
- ✓ Fast & efficient

OR

TRADITIONAL SERVICE
Our trusted teams here in Holbeach

- ✓ Personal, face-to-face support
- ✓ Expert local knowledge
- ✓ Always here when you need us

CALL NOW FOR A FREE QUOTATION ON YOUR LEGAL WORK

01406 424441

EXPERT LEGAL SUPPORT | SAFE & SECURE | RESIDENTIAL CONVEYANCING | BUYING • SELLING • REMORTGAGING

PROUDLY BASED IN HOLBEACH

letsgetyoumoving.co.uk
Sales & Letting Agents

PROPERTY SURVEYS & VALUATIONS

Trusted **local professionals** we recommend

LEVEL 2 RICS HOME SURVEY
Detailed condition report before you buy

NEW BUILD SNAGGING SURVEY
Identify defects before you complete

EPC CERTIFICATION
Energy Performance Certificates for selling or letting

RICS VALUATIONS
Independent property valuations

CALL US ANYTIME for a quote – **01406 424441**

Evenings & weekends available

#Holbeach #PE12 #Letsgetyoumoving #PropertyAdvice
#RICSSurvey #HomeSurvey #HouseBuying #HolbeachProperty

DERVENSURE
INSURANCE BROKERS LTD

INSURANCE THAT'S ON YOUR DOORSTEP
LOCAL • TRUSTED • RELIABLE

LOCAL INSURANCE

BROKER YOU CAN TRUST

POP IN OR CALL THE TEAM AT DERVENSURE

HOME & CONTENTS INSURANCE
Protect what matters most

CAR INSURANCE
Cover for every journey

TRAVEL INSURANCE
Peace of mind wherever you go

BUSINESS INSURANCE
Supporting local businesses

SUPPORTING THE HIGH STREET

44 HIGH STREET
HOLBEACH
SPALDING PE12 7ED

01406 423340

POP IN TO OUR OFFICE OR GIVE US A CALL TODAY!

TRUSTED LOCAL BROKER | PERSONAL SERVICE | EXPERT ADVICE | WE'RE HERE FOR YOU

LOCAL PEOPLE • LOCAL BUSINESS • LOCAL SUPPORT

HOUSE CLEARANCE

SERVICES

FROM WHOLE HOUSE TO GARAGE!

NO JOB TOO BIG OR SMALL

- ✓ We handle clearances of any size
- ✓ From single items to full property clearances
- ✓ Houses, flats, garages, sheds & more

&

RELIABLE & PROFESSIONAL

- ✓ Competitive prices
- ✓ Waste disposal licenced
- ✓ Environmentally responsible
- ✓ Fast, friendly & reliable service you can trust

CALL US TODAY FOR A FREE, NO OBLIGATION QUOTE!

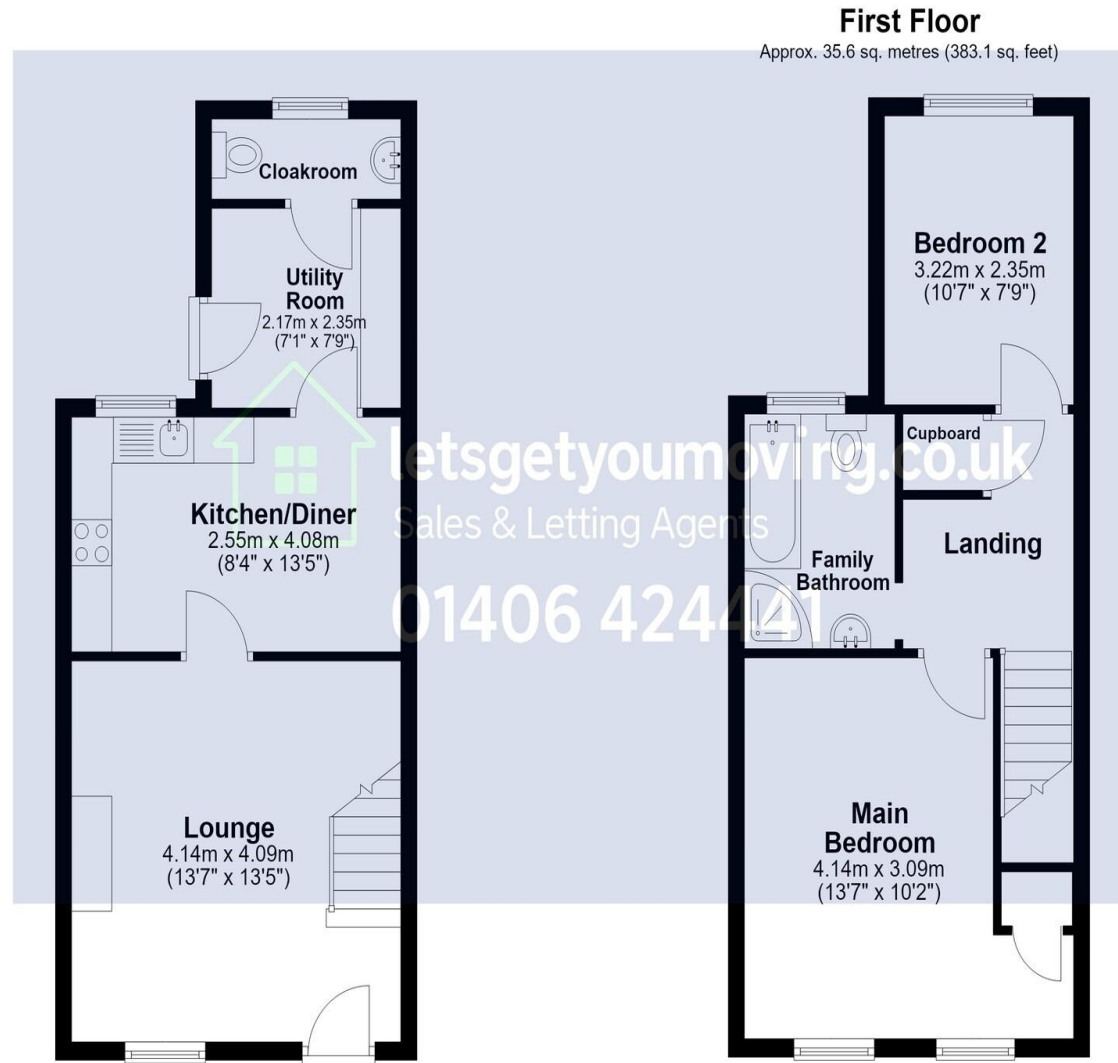
01406 424441

COMPETITIVE PRICES | WASTE DISPOSAL LICENCED | RELIABLE SERVICE | FROM WHOLE HOUSE TO GARAGE!

SERVING YOUR LOCAL AREA

Ground Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 71.0 sq. metres (763.7 sq. feet)

Disclaimer

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

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, **FREE FLOOR PLANS**, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, **FULL LETTING SERVICE**, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best” 30 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

A blue banner celebrating a 20th anniversary. On the left, a large '20' is shown with '2006-2026' on a ribbon below it, surrounded by confetti. The text 'letsgetyoumoving.co.uk' is in the center. Below it, 'Customer focused since 2006' is written in green, followed by 'give us a call anytime for your free valuation'. On the right, a green button contains the phone number '01406 424441'.

letsgetyoumoving.co.uk

Customer focused since 2006

give us a call anytime for your free valuation

01406 424441