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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



Pennyhill Road, Holbeach £279,995

 COUNTRYSIDE VIEWS, STYLISH LIVING & YOUR VERY OWN GARDEN BAR!   Discover this beautifully presented three-bedroom detached family home, offering the perfect blend of modern comfort, character and fantastic entertaining space! Enjoy open farmland views, a spacious kitchen/diner, stylish lounge with media wall and French doors, plus a main bedroom with en-suite. Outside is where this home really shines, with beautifully landscaped gardens, a fabulous garden entertaining room with fitted bar.

A BEAUTIFULLY PRESENTED FAMILY HOME WITH A LITTLE SOMETHING EXTRA!  Enjoying lovely open countryside views to the front, this impressive three-bedroom detached home combines stylish interiors with fantastic spaces for family living and entertaining! The generous lounge boasts a contemporary media wall and French doors opening onto the garden, while the spacious kitchen/diner is perfect for bringing everyone together. Upstairs, the main bedroom benefits from fitted wardrobes and its own en-suite. Step outside and discover a beautifully landscaped rear garden designed for making memories, complete with a fabulous family room featuring a fitted bar, a separate cosy snug and inviting patio areas – perfect for summer BBQs, celebrations or simply relaxing!   

PROPERTY HIGHLIGHTS

 THREE BEDROOMS & TWO BATHROOMS – Beautifully presented accommodation, including a main bedroom with fitted wardrobes and en-suite.

 OPEN COUNTRYSIDE VIEWS – Enjoy an attractive outlook to the front, complemented by beautifully landscaped front and rear gardens.

 YOUR VERY OWN ENTERTAINING RETREAT! – Fantastic garden family room with fitted bar, separate snug, patio areas, outside lighting and power points.

 SPACE, STYLE & PRACTICALITY – Generous lounge with media wall, spacious kitchen/diner, utility room, downstairs cloakroom, off-road parking and rear garage.

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Accommodation Comprises:

Entrance Hall 3.70m (12'2") x 0.91m (3')

A welcoming entrance hall with composite entrance door, radiator, ceramic tiled flooring and smoke alarm. Staircase to the first-floor accommodation, doors to:

Lounge 5.63m (18'6") x 3.25m (10'8")

A spacious and beautifully presented lounge with PVCu double-glazed window to the front and PVCu double-glazed French doors opening onto the rear garden, providing plenty of natural light. A stylish media wall with living-flame-effect electric fire and TV point creates an attractive focal point. Further features include two radiators and ceramic tiled flooring.

Kitchen/Diner 5.62m (18'5") x 3.23m (10'7")

Fitted with a matching range of base and eye level units with worktop space over, matching island unit with cupboard under, 1 1/4 bowl composite sink unit with single drainer, mixer tap, tiled surround, integrated fridge/freezer, dishwasher, wine cooler, built-in electric fan assisted oven, built-in four ring induction hob with extractor hood, PVC double glazed window to front and rear, column radiator, radiator, ceramic tiled flooring with recessed ceiling spotlights, door to:

Utility Room 1.96m (6'5") x 1.82m (6')

A practical and well-presented utility room fitted with base storage unit and worktop space, incorporating a stainless-steel sink with mixer tap and tiled splashback. There is plumbing for a washing machine, space for a tumble dryer, radiator, ceramic tiled flooring. PVCu double-glazed entrance door provides direct access to the garden, with a further door leading to a useful under-stair's storage cupboard.

Cloakroom

Stylishly fitted with a contemporary two-piece suite comprising a countertop wash hand basin with wall-mounted mixer tap and WC with concealed cistern. Further features include a chrome heated towel rail, extractor fan, ceramic tiled flooring, ceiling spotlight and attractive feature wall.

First Floor Landing

PVCu double glazed window to rear, radiator, airing cupboard with wall mounted gas combination boiler serving heating system and domestic hot water

Main Bedroom 3.72m (12'2") x 3.33m (10'11")

A well-presented main bedroom with a PVCu double-glazed window enjoying attractive open countryside views. Features include built-in double wardrobes with sliding doors, hanging rails and shelving, further wardrobe, radiator, TV point and ceiling fan, door to:

En-suite

A stylish en-suite shower room comprising a fully tiled shower enclosure with sliding glass doors and mains shower, contemporary countertop wash basin with chrome fittings, close-coupled WC and shaver point. Further features include a chrome heated towel rail, extractor fan, recessed ceiling lights, tiled flooring and modern feature wall finishes. The en-suite also benefits from an over-stair's storage cupboard with fitted shelving, providing useful additional storage.

Bedroom 2 3.40m (11'2") x 3.31m (10'10")

A well-presented double bedroom with PVCu double-glazed window to the front, built-in double wardrobes with mirrored sliding doors, hanging rail and shelving,

Bedroom 3 2.74m (9') x 2.61m (8'7")

Bedroom/Study: A versatile room ideal for use as a bedroom, home office or study, with PVCu double-glazed window to the rear, radiator and TV point.

Family Bathroom

Fitted with three-piece suite with comprising, beautifully presented contemporary bathroom featuring a freestanding oval bath with wall-mounted chrome taps, a TV built into the wall and positioned for viewing from the bath, modern WC, wash basin with vanity unit and heated towel rail. Textured grey tiling with stylish flooring complete the smart, modern finish.

Garage 5.50m (18'1") x 2.77m (9'1")

Brick built single garage with power and lighting connected, eaves storage space, up and over door.

Outside 🌳☀️

A delightful first impression! The property enjoys an attractive frontage with beautifully established landscaped gardens, featuring neatly maintained lawns, colourful planted borders, mature shrubs and decorative gravel beds. A charming white picket fence and gated pathway lead to the main entrance, adding a touch of character and kerb appeal. The real highlight is the ****wonderful open outlook across neighbouring countryside and farmland****, providing a lovely semi-rural setting and a peaceful backdrop to everyday life.

****A FABULOUS SPACE FOR RELAXING, ENTERTAINING & MAKING MEMORIES!**** 🍹👯 The beautifully landscaped and enclosed rear garden has been thoughtfully designed to offer something for everyone! A generous paved patio provides the perfect setting for summer BBQs, alfresco dining and enjoying the sunshine, complemented by a neatly maintained lawn, established shrubs, attractive planted borders and decorative gravel pathways. The real showstopper is the ****fantastic timber garden room**, arranged as a family entertaining space complete with its very own fitted bar**, ideal for hosting friends and family throughout the year! A separate cosy snug provides an additional retreat for relaxing and unwinding. Outside downlighting and conveniently positioned power points add to the practicality and atmosphere, while gated rear access leads to the ****off-road parking and garage****. A superb outdoor space that really does complete this wonderful family home! ❤️

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right onto the A17, take the first left onto Penny Hill and continue along, where the property can be located on the right-hand side. The property postcode is: PE12 7RT.

Council Tax

Band C £2071.57, 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.

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Score	Energy rating	Current	Potential
92+	A		94 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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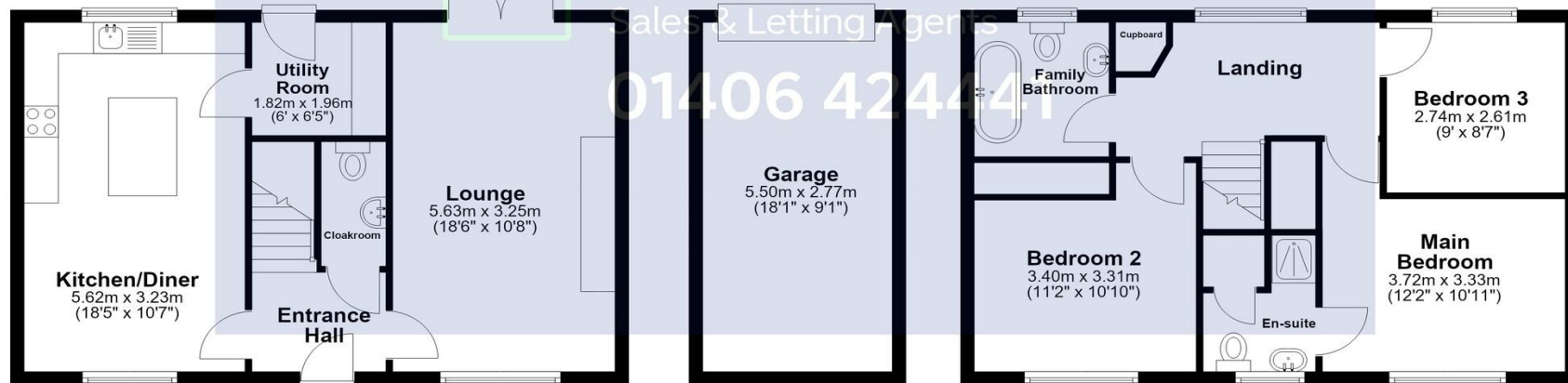
Ground Floor

Approx. 76.7 sq. metres (826.1 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



Total area: approx. 129.5 sq. metres (1394.3 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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