



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

Market Rasen Way, Holbeach £279,995

☀️ OWNED SOLAR PANELS, BATTERY STORAGE, EV CHARGING & A GARDEN TO FALL IN LOVE WITH! This attractive detached home on Market Rasen Way, Holbeach, combines versatile family living with owned solar panels benefiting from a Feed-in Tariff scheme, battery storage and an EV charging point ⚡️. 🏡 Enjoy a spacious lounge, fitted kitchen/dining room, conservatory and home office, plus a flexible family room offering a fourth-bedroom option. Upstairs, the main bedroom benefits from an adjoining wet room.

Market Rasen Way, Holbeach, PE12 7QX

Space to grow, room to unwind and the benefit of owned solar panels with battery storage, EV charging point and a Feed-in Tariff scheme make this attractive detached home a compelling choice for family living ☀️. A welcoming entrance hall leads to a spacious lounge and fitted kitchen/dining room, complemented by a garden-facing home office, conservatory and versatile family room offering the option of a fourth bedroom 🏡. Upstairs, well-proportioned bedrooms are served by a family bathroom, with an adjoining wet room/shower room to the main bedroom. The beautifully established, enclosed rear garden is a particular highlight, combining lawn, mature trees and colourful planting with a covered patio, raised decking and a putting green—ideal for relaxing and entertaining 🌿. An ornamental water feature adds charm, while timber garden stores, a greenhouse and a separate gravelled storage area provide practical space. A generous gravelled driveway completes this appealing home with excellent off-road parking 🚗.

☀️ Owned solar panels with battery storage and the benefit of a Feed-in Tariff scheme & EV charging point.

🏡 Versatile living space with multiple reception rooms, a home office and potential fourth bedroom.

🌿 Beautifully established, enclosed rear garden with covered patio, raised decking and putting green.

🚗 Generous gravelled driveway providing excellent off-road parking for multiple vehicles.

☎️ Call us ANYTIME 01406 424441.

Let our family move yours ❤️

Accommodation Comprises:

PVCu double glazed entrance door to:

Porch 1.31m (4'4") x 1.20m (3'11")

Laminate flooring, coving to textured ceiling, door to:

Entrance Hall 1.32m (4'4") x 1.20m (3'11")

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

Kitchen/Dining Room 5.60m (18'4") x 2.54m (8'4")

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 and tiled surround, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring with extractor hood, built-in microwave, PVCu double glazed window to rear, PVCu double glazed bow window to front, radiator, laminate flooring, coving to textured ceiling, door to:

Utility Room 2.38m (7'10") x 2.12m (6'11")

Base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge and freezer, PVCu double glazed window to rear, radiator, laminate flooring, coving to textured ceiling, PVCu double entrance door to garden, door to:

Lounge 5.60m (18'4") x 3.96m (13')

PVCu double glazed bow window to front, two radiators, TV point, Broadband point, coving to textured ceiling, door to:

Office 3.61m (11'10") x 2.22m (7'3")

PVCu double glazed window to rear, radiator with recessed ceiling spotlights and smoke detector, PVCu double glazed entrance door to garden.

Family Room / Bedroom 4 4.32m(14'2") x 2.71m (8'11")

PVCu double glazed window to front and side, radiator, coving to textured ceiling, access to insulated loft space, boiler cupboard housing Gas combination boiler serving heating and hot water, further storage cupboards.

First Floor Landing

Two Storage cupboard one with hanging the other with shelving, coving to textured ceiling, access to insulated loft space, door to:

Main Bedroom 3.60m (11'10") x 2.69m (8'10")

PVCu double glazed window to front, double wardrobe with sliding door and hanging rail, radiator, door to:

Wet Room

Fitted with three-piece suite with comprising with fitted shower and glass screen, pedestal wash hand basin, close coupled WC, heated towel rail, extractor fan, shaver point, PVCu opaque double glazed window to rear, vinyl floor covering, coving to textured ceiling.

Bedroom 2 4.55m (14'11") x 2.72m (8'11")

PVCu double glazed window to front, fitted double wardrobe with sliding doors and hanging rail, radiator, coving to textured ceiling.

Bedroom 3 2.78m (9'1") x 2.66m (8'9")

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

Family Bathroom

Fitted with three-piece suite with comprising, deep panelled bath with hand shower attachment over, pedestal wash hand basin, close coupled WC, tiled surround, extractor fan, shaver point, PVCu opaque double glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling with recessed ceiling spotlight.

Outside

A real highlight of this home, the beautifully established, enclosed rear garden offers a delightful blend of lawn, mature trees and colourful flowering borders, with thoughtful planting creating a good degree of privacy 🌿. A spacious paved patio with covered seating provides an inviting setting for outdoor dining and entertaining, while a raised deck offers another spot to sit back and unwind ☀️. Meandering pathways, decorative trellising and an ornamental water feature add character, with a putting green providing an extra touch of enjoyment 🏌️. To the side, a useful gravelled storage area accommodates timber garden stores and a greenhouse, offering practical space for keen gardeners 🌷.

Agents Notes

The property benefits from a solar panel system installed in 2024, comprising 10 panels (6 front and 4 rear), generating a total of 4kW, together with a 5kW hybrid inverter and 8.20kWh battery storage. All equipment is fully owned outright, is transferable and benefits from an export payment arrangement. DNO registration and MCS certification are in place, with all relevant paperwork available.

Additional features include an EV charging point, a 16-amp outdoor commando socket to the front, a large, powered shed and four external power sockets.

Prospective purchasers are advised to verify all details relating to the solar panel system, export payments and associated documentation with their solicitor prior to exchange of contracts.

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.

Directions

Leave our Church Street office and take the far right over the traffic lights onto Park Road, continue past the park taking the 2nd right onto Market Rasen Way, follow the road where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7QX.

Council Tax

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

EPC ~ TBA

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.

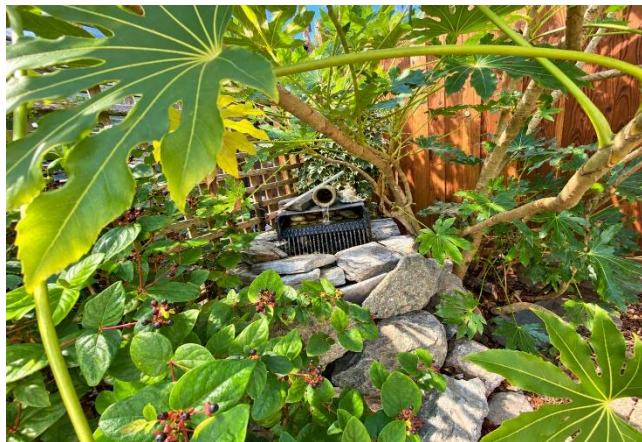
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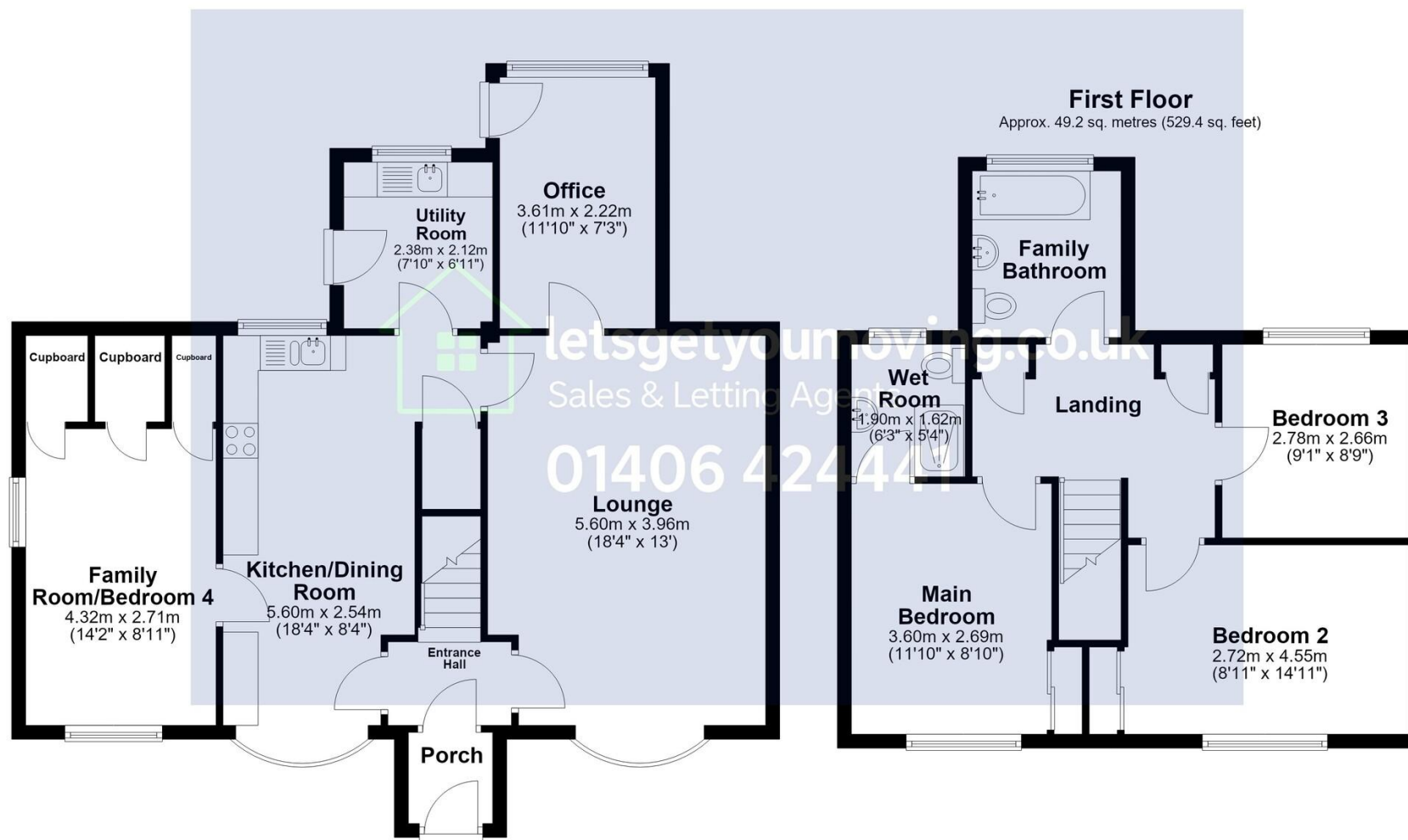
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Ground Floor

Approx. 74.8 sq. metres (804.8 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.4 sq. feet)

Total area: approx. 124.0 sq. metres (1334.2 sq. feet)

Disclaimer

property doesn't stop at 5pm!

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