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Sales & Letting Agents









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The Property Ombudsman
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Manor Drive, Holbeach £230,000

🏡 **NO ONWARD CHAIN | FULLY RENOVATED | MOVE STRAIGHT IN**

Situated in a highly sought-after location and within easy walking distance of the town centre and its excellent range of amenities, this beautifully renovated three-bedroom home offers true **turn-key living**. Finished to an exceptional standard, the property has been **completely rewired**, boasts a **stunning brand-new kitchen**, **re-plastered and skimmed walls and ceilings**, **fresh contemporary décor throughout**, and **new floor coverings**, meaning there's nothing to do except unpack and enjoy.

The accommodation comprises a welcoming lounge, a spacious kitchen/dining room perfect for modern family life, **three generous double bedrooms**, and a stylish shower room. Outside, the property benefits from a neat front garden, **off-road parking**, a **single garage**, and a **private west-facing rear garden**, providing the perfect space to relax, entertain and enjoy the afternoon and evening sunshine.

✨ **A truly outstanding home where all the hard work has already been done – simply move in, unpack and start enjoying your new home from day one. Early viewing is highly recommended!**

⭐ **Key Features**

- 🏡 **Beautifully renovated throughout** – rewired, re-plastered, newly decorated and fitted with quality new floor coverings.
- 🍽️ **Brand-new contemporary kitchen** with spacious dining area, ideal for family life and entertaining.
- 🛏️ **Three generous double bedrooms**, stylish shower room, garage and off-road parking.
- 🌅 **Private west-facing rear garden** enjoying the afternoon and evening sun, all within walking distance of the town centre.

📞 **Call us ANYTIME – evenings and weekends – to arrange your viewing. Our family is here to help move yours.**

Accommodation Comprises:

Storm Porch

PVC double glazed entrance door,

Entrance Hall

Radiator, central heating thermostat, Broadband point, coving to ceiling, access to insulated loft space, door to:

Lounge 4.60m (15'1") x 4.29m (14'1")

PVCu double window to front, fireplace with tiled surround, tiled hearth, radiator, TV point, coving to ceiling.

Kitchen/Dining Room 4.97m (16'4") x 4.29m (14'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, mixer tap with tiled surround, wall mounted gas boiler serving heating system, plumbing for automatic washing machine, space for fridge/freezer, gas and electric points for cooker, PVCu double glazed window to side, airing cupboard housing, hot water cylinder, linen shelving, radiators, coving to textured ceiling, Pantry with shelving.

Main Bedroom 3.68m (12'1") x 3.32m (10'11")

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

Bedroom 2 3.34m (10'11") x 2.51m (8'3")

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

Bedroom 3 3.32m (10'11") x 2.45m (8')

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

Shower Room

Fitted with a three-piece suite comprising tiled shower enclosure with fitted electric shower and glass door, pedestal wash hand basin, fully ceramic tiled walls, close coupled WC, PVCu opaque double glazed window to rear, radiator, coving to ceiling.

Garage 4.60m (15’1”) x 2.42m (7’11”)

Attached brick built single garage with power and lighting connected, single glazed window to side, PVCu double glazed sliding door.

🌿 **Outside**

From the moment you arrive, the property creates an excellent first impression with its attractive frontage, neatly maintained garden and generous **off-road parking**, complemented by a **single garage** providing additional parking, storage or workshop potential. 🚙🏡

To the rear, you'll discover a **beautifully enclosed west-facing garden** 🌞, perfectly positioned to capture the afternoon and evening sunshine. Predominantly laid to lawn with established planting and secure fencing, it offers a wonderful space for children to play, pets to roam or simply to unwind after a long day. 🌸🌿

Whether you're hosting a summer BBQ with friends 🍔🍷, enjoying a morning coffee ☕, or relaxing with a glass of wine as the sun sets 🌅, this private outdoor space is designed for making the most of every season. A gated side access adds further practicality, making this garden as functional as it is inviting.

✨ **A peaceful, low-maintenance outdoor haven that perfectly complements this exceptional turn-key home.**

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, continue along past Tesco, take the right turn onto Manor Drive where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7LY.

Council Tax

Band C ~ £1,995.69 from April 2025 to March 2026, 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.

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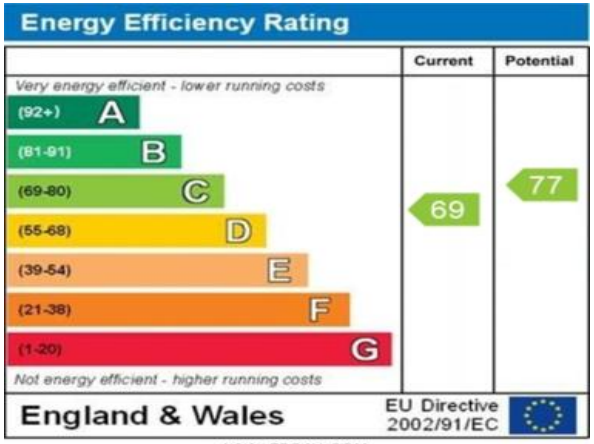

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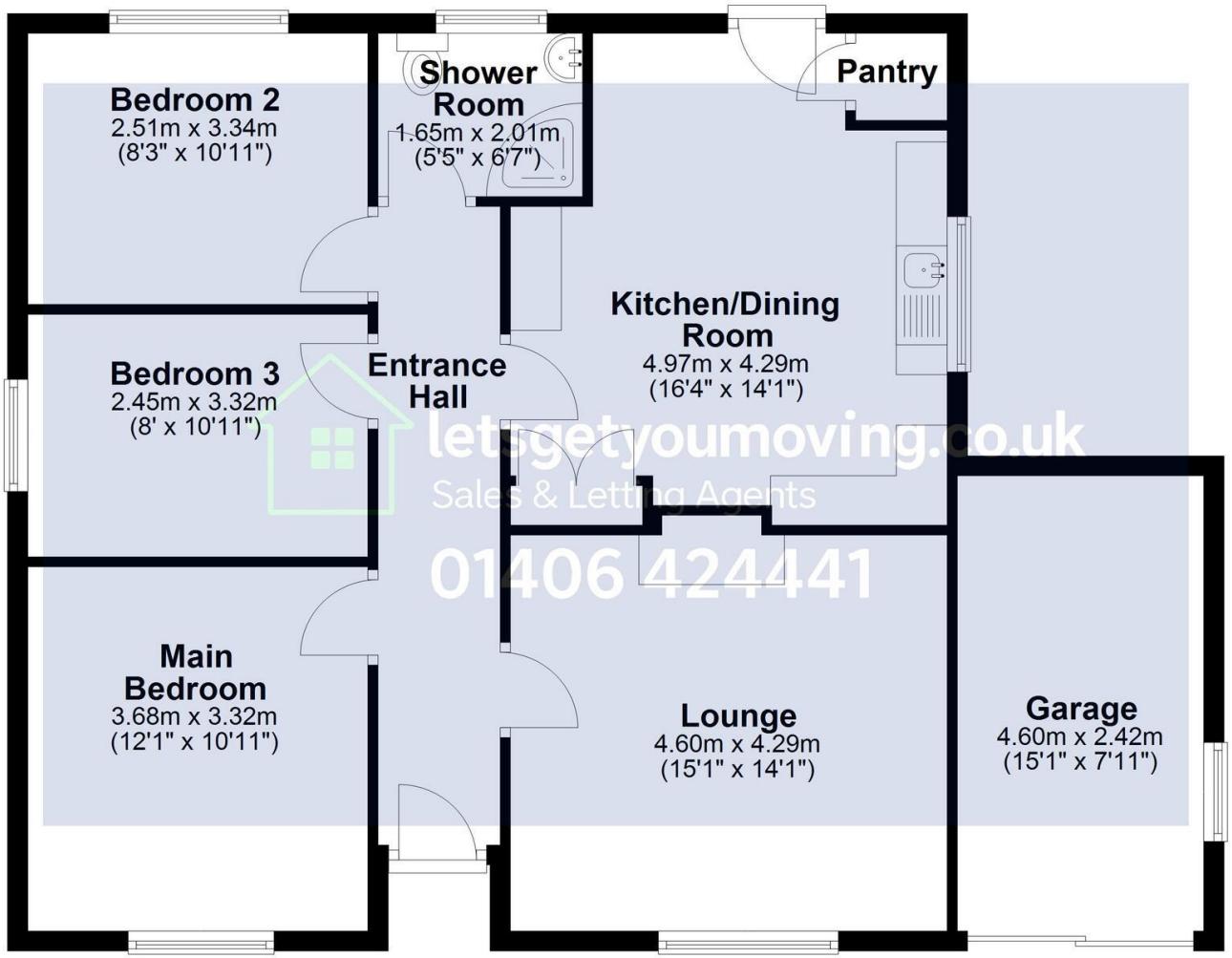




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Ground Floor

Approx. 97.3 sq. metres (1047.4 sq. feet)



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Total area: approx. 97.3 sq. metres (1047.4 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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