



Church Street, Holbeach £129,995

**14 Church Street, Holbeach, Lincolnshire, PE12 7LL**

t: 01406 424441 e: [info@letsgetyoumoving.co.uk](mailto:info@letsgetyoumoving.co.uk) [www.letsgetyoumoving.co.uk](http://www.letsgetyoumoving.co.uk)

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

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



**This charming starter home or investment property is ideally located within walking distance of Holbeach town centre and all its local amenities. The interior features a spacious kitchen/diner, a separate utility room, a ground floor family bathroom, a comfortable lounge, and two generously sized double bedrooms. Outside, the front of the property is enclosed by a low-level brick wall with a gravelled area, while a side gate provides shared access with the neighbouring property. The rear garden is fully enclosed with wood panel fencing and includes a wooden garden store, a lean-to storage area, and a lawned section, perfect for relaxing or entertaining. Please note, there is no off-road parking available with this property.**

**Call us ANYTIME to arrange your viewing - 01406 424441.**

### Accommodation Comprises:

PVCu double glazed entrance door to:

Kitchen 4.11m (13'6") x 2.00m (6'7")

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 and tiled surround, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood, PVCu double glazed window to side, radiator, laminate flooring, open plan to:

Utility 1.90m (6'3") x 1.61m (5'3")

With worktop space over, plumbing for automatic washing machine, vent for tumble dryer, PVCu double glazed window to side, boiler cupboard, housing wall mounted gas combination boiler serving both heating and hot water, additional shelving, laminate flooring, textured ceiling, door to:

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent electric shower over and shower curtain, pedestal wash hand basin, low-level WC, extractor fan, shaver point with light, PVCu opaque double glazed window to rear, heated towel rail, laminate flooring.

Dining Room 3.43m (11'3") x 2.73m (8'11")

Radiator, laminate flooring, TV point, coving to ceiling with recessed ceiling spotlights, stairs to first floor landing with under stair storage cupboard with hanging space and additional shelving open plan to kitchen, door to:

Lounge 4.11m (13'6") x 3.35m (11')

PVCu double glazed window to front, electric fire with wooden surround, stone inset and hearth, radiator, broadband point, telephone point, satellite point, coving to ceiling.

First Floor Landing

PVCu double glazed window to side, smoke detector, door to:

Main Bedroom 4.17m (13'8") x 3.35m (11')

PVCu double glazed window to front, free standing double wardrobe with hanging rail and shelving, radiator, coving to ceiling, access to insulated loft space.

Bedroom 2 3.35m (11') x 2.79m (9'2")

PVCu double glazed window to rear, free standing single wardrobe with hanging rail and shelving, radiator.

#### Outside

The front of the property is enclosed by a low-level brick wall with a gravelled area, while a side gate provides shared access with the neighbouring property (Right of Way). The rear garden is fully enclosed with wood panel fencing and includes a wooden garden store, a lean-to storage area, and a lawned section, perfect for relaxing or entertaining.

#### Directions

Leave our Church Street Office and turn right, where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is PE12 7LL.

#### Council Tax

Band A ~ £1,496.77 from April 2025 to March 2026, South Holland District Council.

EPC - D

#### 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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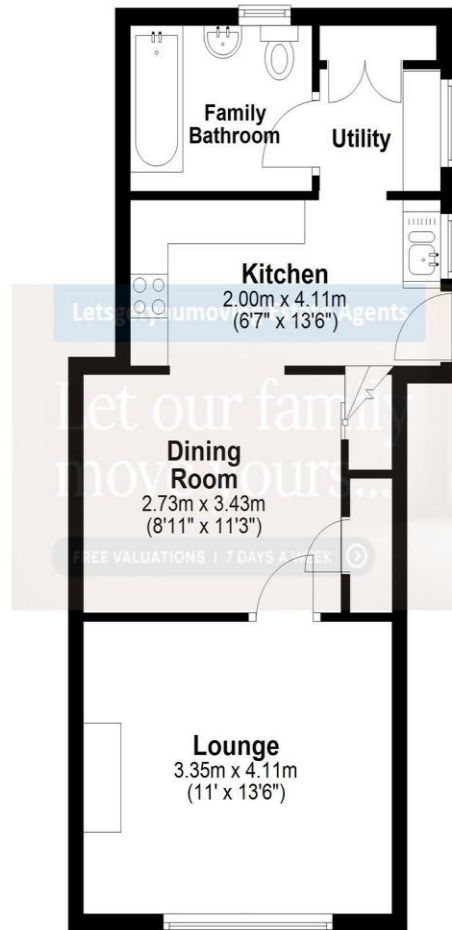


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



Total area: approx. 67.8 sq. metres (730.0 sq. feet)



The advertisement is a purple rectangular card. At the top left, there are four white icons: a lightning bolt, a Wi-Fi symbol, a mobile phone, and an umbrella. At the top right, the text 'Authorised UW Connector' is written in white. The main text in the center is white and reads: 'Saving on your household bills is simple when you bundle award-winning energy, broadband, mobile and insurance into one monthly bill.' Below this, in a lighter purple color, it says: 'Save money. Save time. Save a bundle.' A smaller line of white text follows: 'We've joined forces with a local UW Partner (friendly, helpful, knows their stuff) to help you find the best deal. Visit the Partner's unique link below to book a no-pressure chat.' Below this text is a white rounded rectangle containing the following information: 'Partner name: Samantha & Darren Richmond', 'Unique Partner link: connectors.uw.co.uk/CN-5B41', and a small 'Book now' button. At the bottom left, in small white text, it says: 'Utility Warehouse Limited is authorised and regulated by the Financial Conduct Authority. Company number: 94594421'. At the bottom right is the 'UW Utility Warehouse' logo.

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Partner name:  
Samantha & Darren Richmond

Unique Partner link:  
[connectors.uw.co.uk/CN-5B41](https://connectors.uw.co.uk/CN-5B41)

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## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. Call us ANYTIME!

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