



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

Lowgate, Fleet £170,000

 **DETACHED HOME WITH HUGE POTENTIAL!** A substantial THREE BEDROOM character property occupying a generous established plot with a long private driveway, extensive gardens, open field views   and a range of substantial OUTBUILDINGS/WORKSHOPS. Offering spacious accommodation including a large lounge/diner and kitchen/breakfast room, this is a genuine FULL RENOVATION PROJECT  with considerable scope for buyers looking to create something special. A rare opportunity.

 **A SUBSTANTIAL DETACHED HOME WITH HUGE POTENTIAL!** Set within a generous plot along Lowgate, Fleet, this spacious three-bedroom property presents an exciting opportunity for buyers looking to create a home to their own specification. Offering generous accommodation including a large lounge/dining room, kitchen/breakfast room, utility areas, three bedrooms and a family bathroom, the property is complemented by a long driveway and a useful range of outbuildings.  The home now requires a comprehensive programme of renovation and improvement, with visible movement cracks, older metal-framed windows and some outbuildings believed to contain asbestos; however, for the right buyer, the size of the house, generous grounds and considerable scope make this a project packed with possibilities.  

 **Substantial Detached Three-Bedroom Home**

 **Generous Plot, Long Driveway & Range of Outbuildings**

 **Full Renovation Project with Excellent Potential**

 **Includes Large Lounge/Diner & Kitchen/Breakfast Room**

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Accommodation Comprises:

Porch 1.92m (6'4") x 0.67m (2'3")

Part glazed double door to:

Entrance Hall 3.94m (12'11") max x 1.92m (6'4")

Hardwood entrance door with coloured glass and matching side panels, stairs to first floor landing with under-stairs storage cupboard, door to:

Lounge/Dining Room 6.51m (21'4") x 3.64m (11'11")

Metal frame single glazed window to side to rear, metal frame single glazed bow window to front, open fire with tiled surround, tiled inset and hearth.

Kitchen/Breakfast Room 4.25m (13'11") x 3.02m (9'11") max

A base unit, stainless steel sink unit with double draining board, space for fridge/freezer, metal frame single glazed windows to side, door to:

Rear Porch

Single glazed window to side and rear, rear door to garden.

WC

Metal frame opaque single glazed window to side, low-level WC.

Utility 2.77m (9'1") x 1.82m (6')

Plumbing for automatic washing machine, space for freezer, PVCu double glazed window to rear, door to:

Coal House

First Floor Landing

Metal frame single glazed window to side, access to loft space.

Main Bedroom 3.32m (10'11") x 3.06m (10')

Metal frame single glazed bow window to front, door to:

Bedroom 2 3.35m (11') x 3.32m (10'11")

Metal frame single glazed window to rear, door to:

Bedroom 3 2.27m (7'5") x 2.17m (7'1")

Metal frame single glazed window to front, door to:

Family Bathroom

Fitted with three-piece suite with deep panelled bath, wall mounted wash hand basin and low-level WC, metal frame opaque single glazed window to side, door to:

Outside

Set within a generous and established plot, this detached character home is approached via a long private driveway, bordered by mature hedging and creating an appealing sense of privacy on arrival.  

The grounds have a wonderfully rural feel, with mature trees, established planting and open views across the surrounding fields providing an attractive countryside backdrop.   There are extensive garden areas surrounding the property, offering plenty of space for buyers with a vision to transform the outside into something really special.

A particular feature is the range of substantial outbuildings and workshops, providing excellent storage and considerable potential for a variety of uses, subject to any necessary consents.  

While the gardens and grounds would benefit from some attention and improvement, the space, privacy and setting are already here, offering a fantastic opportunity to create an impressive outdoor environment to complement the home.  

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, continue to the roundabout and turn right onto the A17, proceed along past the Farm Cafe and take the 2nd left turn onto Lowgate where the property can be located on the right-hand side in the cul de sac. For satellite navigation, the property postcode is: PE12 8LN.

Council Tax

Band B ~ £1,767.72 from April 2026 to March 2027, South Holland District Council.

EPC ~TBA

Agents Notes:

RENOVATION OR RE-BUILD PROJECT (POSSIBLE DEFECTS).

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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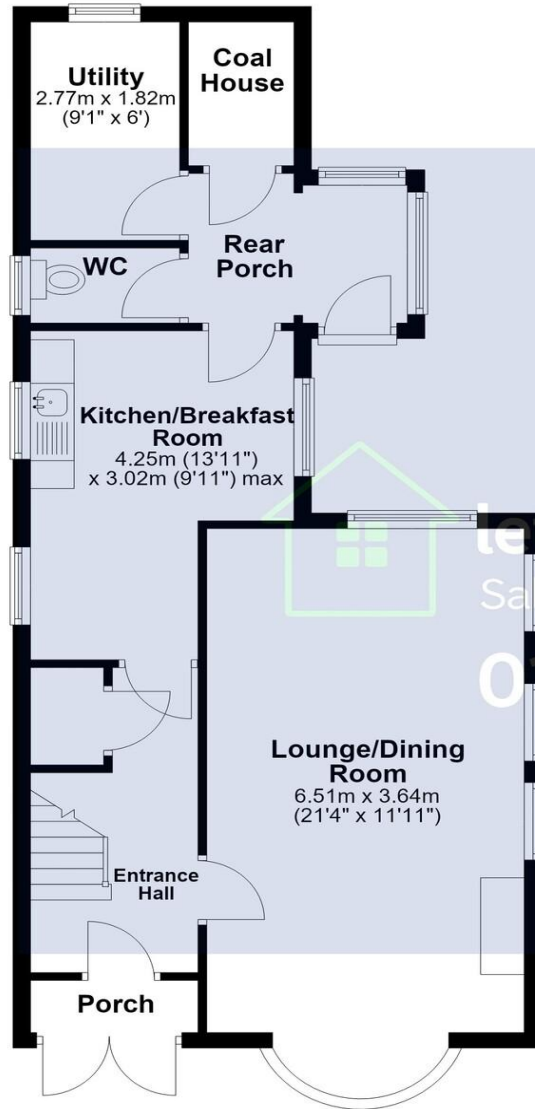
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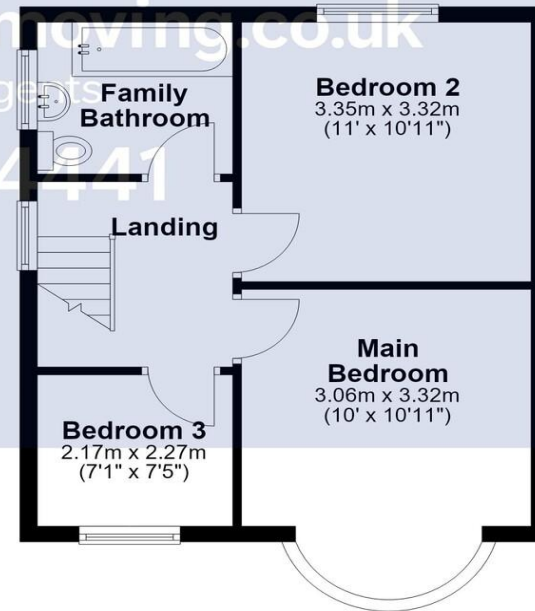
Ground Floor

Approx. 63.4 sq. metres (682.6 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



Total area: approx. 100.6 sq. metres (1083.3 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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