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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



# Farmers Gate, Holbeach £294,995

Corner plot living with a serious lifestyle upgrade 🏠 ✨ Well-positioned three-bedroom home offering spacious and versatile accommodation, ample off-road parking 🚗 and a garage, all set on a generous corner plot. Inside, you've got a bright lounge with bay window, dining area and sunroom ☀️, plus a well-laid-out kitchen with utility and cloakroom. Upstairs delivers three bedrooms and a modern shower room. The real pull here is outside 🌿 — a private, enclosed garden built for entertaining.

Farmers Gate, Holbeach, PE12 7NT

Set on a generous corner plot, this well-presented three-bedroom home offers spacious and versatile accommodation, attractive gardens and superb outdoor entertaining space.

## ✨ Key Features

🏠 Generous corner plot with attractive frontage

🚗 Ample off-road parking and garage

🌿 Sunroom overlooking the private rear garden

🍹 Garden room with bar, decking and hot tub area

The property enjoys an attractive frontage with a well-maintained lawn, established planting and driveway parking leading to the garage. Inside, the accommodation includes an entrance hall, spacious lounge with bay window and dining area, bright sunroom, well-arranged kitchen, utility room and cloakroom.

To the first floor, there are three bedrooms and a contemporary shower room. Outside, the enclosed rear garden is designed for relaxation and entertaining, with a generous paved patio, low-maintenance borders, covered seating area, decking and an impressive garden room with bar and hot tub space.

Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends.

## Accommodation Comprises:

Composite entrance door to:

Porch 2.98m (9'9") x 0.84m (2'9")

PVCu triple glazed windows to front to side, open plan, door to:

Entrance Hall 4.58m (15') x 1.97m (6'6")

Radiator, natural slate flooring, central heating thermostat, broadband point, coving to ceiling, stairs, door to:

Lounge 4.73m (15'6") x 3.64m (11'11")

PVCu triple glazed bay window to side, radiator, TV point, coving to ceiling, open plan to:

Dining Area 3.64m (11'11") x 3.45m (11'4")

PVCu triple glazed window to side, radiator, open plan to:

Sunroom 3.88m (12'9") x 3.62m (11'11")

PVCu triple glazed windows to side, radiator, ceramic tiled flooring, triple glazed tri-fold door to garden.

Kitchen 3.72m (12'2") x 3.00m (9'10")

Fitted with a matching range of base and eye level units with worktop space over, twin bowl sink unit with single drainer, mixer tap, tiled surround, space for fridge/freezer, built-in electric fan assisted double oven, built-in five ring gas hob with extractor hood, PVCu triple glazed window to rear, slate flooring, coving to ceiling, door to:

Hallway 2.38m (7'10") x 1.05m (3'5")

Radiator, slate flooring open plan to utility, door to:

Utility 2.38m (7'10") x 1.51m (4'11")

Fitted with a matching range of base and eye level units with worktop space over with tiled surround, space for tumble dryer, PVCu triple glazed window to side, slate flooring.

Cloakroom 2.38m (7'10") x 1.77m (5'10")

PVCu triple glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin with cupboard under, close coupled WC, heated towel rail, extractor fan, tiled surround, slate flooring, coving to ceiling, fitted with a matching base and eye level units with worktop space over, plumbing for automatic washing machine.

First Floor Landing 3.43m (11'3") x 2.26m (7'5")

PVCu triple glazed window to side, coving to textured ceiling, access to insulated loft space, door to:

Main Bedroom 4.75m (15'7") max x 3.38m (11'1")

PVCu triple glazed window to front, PVCu triple glazed window to side, radiator, coving to textured ceiling.

Bedroom 2 4.22m (13'10") x 3.45m (11'4")

PVCu triple glazed window to side, airing cupboard with linen shelving, fitted range of wardrobes with hanging rail and shelving, radiator, coving to textured ceiling.

Bedroom 3 2.65m (8'8") x 2.27m (7'5")

PVCu triple glazed window to front, radiator, coving to textured ceiling.

Shower Room 2.36m (7'9") max x 1.98m (6'6")

Fitted with three-piece suite with comprising, tiled double shower enclosure with fitted shower and glass screen, vanity wash hand basin with cupboard under and fully ceramic tiled walls, close coupled WC, PVCu opaque triple glazed window to rear, radiator, laminate flooring, coving to textured ceiling.

Garage 4.88m (16') x 2.48m (8'2")

Attached brick built single garage with roof storage area wall mounted gas combination boiler serving heating and hot water, remote-controlled electric roller door.

Summer House 3.36m (11') x 2.76m (9'1")

Double doors, bar.

Under Cover Area 5.41m (17'9") x 2.75m (9')

Decking, bar table.

Hot Tub Room 3.45m (11'4") x 2.92m (2'92")

Windows to front and side, two double doors to side and front, Hot Tub.

Outside 🌿

The property sits proudly on a generous corner plot 🏠, enjoying an attractive frontage with a well-maintained lawn wrapping around the home, complemented by established shrubs and planting 🌸 🌳. A combination of paved and gravel driveway provides ample off-road parking 🚗 🚗 and leads to an attached single garage, while a neatly presented covered entrance adds to the kerb appeal ✨. Gated side access 🗝️ leads through to the rear garden.

To the rear, the garden has been thoughtfully designed with both relaxation and entertaining in mind 🍷 🍹. A generous paved patio offers the perfect setting for outdoor dining 🍽️, complemented by low-maintenance gravel borders and well-stocked planting for year-round interest 🌺.

A real standout feature is the impressive covered outdoor seating area with timber decking 🪵, creating a sheltered space ideal for use in all seasons ☁️. In addition, a superb summer house incorporates a bar 🍹 and dedicated hot tub room 🛀 (hot tub included), forming an excellent social and leisure space 🎉.

The garden is fully enclosed 🗝️, providing a good degree of privacy throughout 🌿.

#### Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road, Take the left turn onto Netherfield then second left into Farmers Gate. For the purpose of satellite navigation, the property postcode is: PE12 7NT.

#### Council Tax

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

EPC ~ TBC

#### **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.

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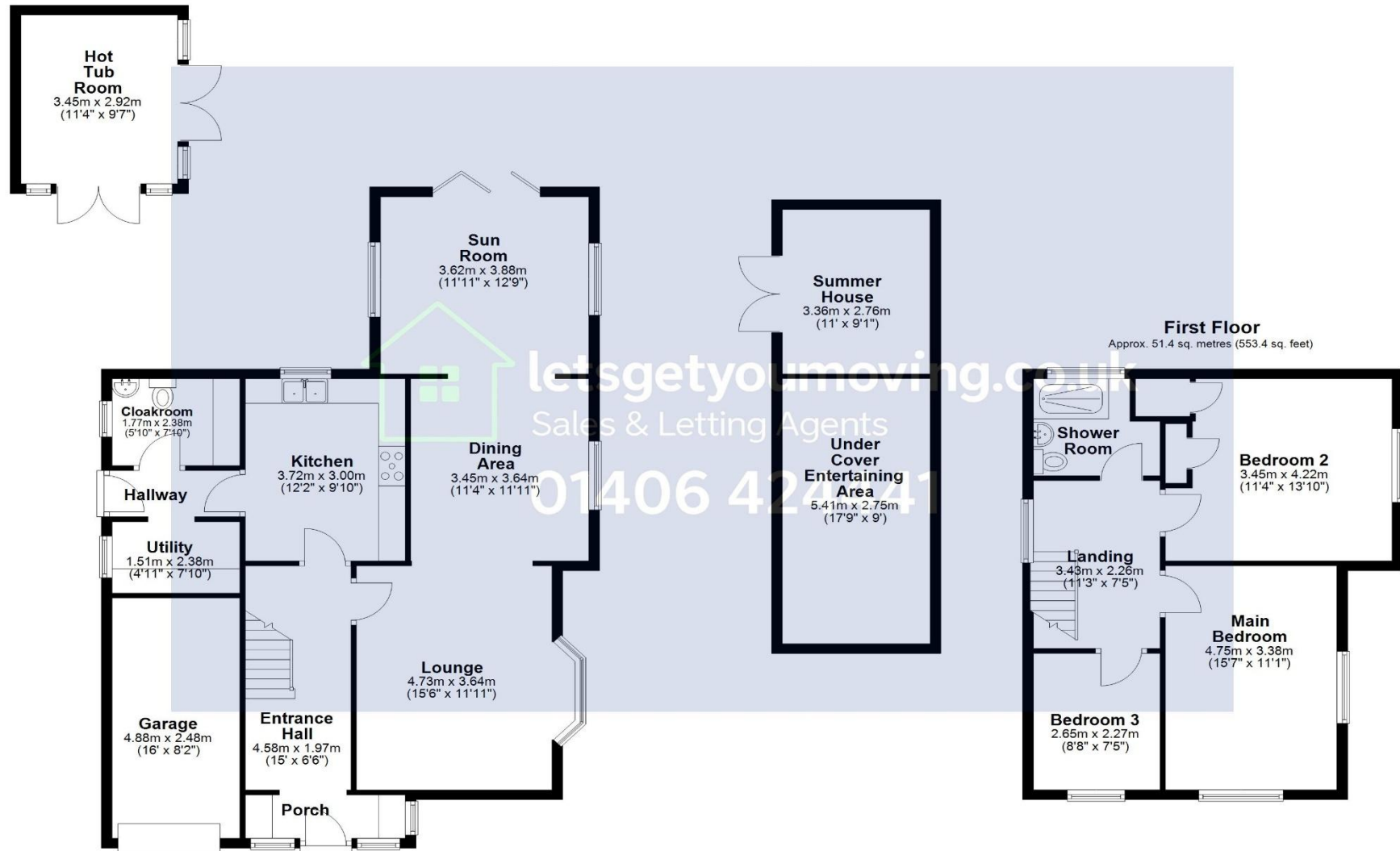








**Ground Floor**  
Approx. 127.4 sq. metres (1371.5 sq. feet)



Total area: approx. 178.8 sq. metres (1924.9 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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The banner features a dark blue background with a green and white confetti effect. On the left, a large green '20' is displayed with a ribbon below it containing the years '2006-2026' and the text 'YEARS OF GETTING IT RIGHT'. On the right, the website URL 'letsgetyoumoving.co.uk' is shown above the text 'Customer focused since 2006' and 'give us a call anytime for your free valuation'. A green button with the phone number '01406 424441' is located on the far right.