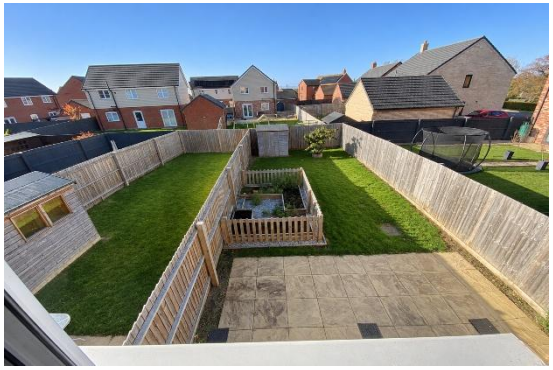
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The Property Ombudsman

Mulberry Drove, Holbeach £850 PCM

🏡 TWO DOUBLE BEDROOMS – BOTH WITH EN-SUITES! £850 PCM! A fantastic modern semi-detached home situated within a popular residential development, offering a spacious lounge, contemporary fitted kitchen/diner with integrated appliances and French doors opening onto the rear garden, plus a ground-floor cloakroom. Upstairs are TWO generous double bedrooms, EACH WITH THEIR OWN EN-SUITE! Outside boasts allocated parking for TWO vehicles and a fully enclosed rear garden.

Accommodation Comprises:

TWO DOUBLE BEDROOM SEMI-DETACHED HOME

TWO EN-SUITES | MODERN KITCHEN/DINER | TWO PARKING SPACES | ENCLOSED REAR GARDEN

Property Overview

🏡 **MODERN TWO-BEDROOM SEMI-DETACHED HOME WITH TWO EN-SUITES!** Situated within a popular residential development, this well-presented property offers modern, practical accommodation ideally suited to professionals, couples or a small family. Featuring a generous lounge, contemporary kitchen/diner with French doors opening onto the rear garden, ground-floor cloakroom and two excellent-sized double bedrooms, each benefiting from its own en-suite facilities. Outside, the property enjoys allocated parking for two vehicles and a fully enclosed rear garden with a spacious paved patio, lawn, timber garden shed and additional enclosed garden area. Conveniently positioned for local amenities and access to the A17, this is a fantastic rental opportunity. **EARLY VIEWING IS HIGHLY RECOMMENDED!**

Key Features

- 🏡 Modern Two-Bedroom Semi-Detached Home
- 🛏️ Two Generous Double Bedrooms
- 🚿 En-Suite Facilities to Both Bedrooms
- 🛋️ Spacious and Comfortable Lounge
- 🍽️ Modern Fitted Kitchen/Diner
- 🚪 French Doors Opening onto the Rear Garden
- 🚻 Ground-Floor Cloakroom
- 🚙 Allocated Parking for Two Vehicles
- 🌿 Fully Enclosed Rear Garden with Patio and Lawn
- 📍 Popular Residential Development with Convenient A17 Access

Accommodation

Entrance Hall

The property is approached via a smart entrance door opening into the welcoming entrance hall, providing access to the main living accommodation and staircase rising to the first floor.

Lounge

17'2" × 9'5" (5.24m × 2.88m)

A generously proportioned lounge offering an excellent space for everyday relaxation and entertaining. The room provides ample flexibility for a range of lounge furnishings, with a front-facing window allowing natural light into the accommodation. Access leads through to the kitchen/diner.

Kitchen/Diner

13'5" × 8'8" (4.09m × 2.66m)

A modern, well-appointed kitchen/diner fitted with a range of contemporary wall and base-level units, complemented by work surfaces incorporating an inset sink and drainer. Integrated appliances include a cooker with induction hob, fridge/freezer and slimline dishwasher.

The room provides space for a dining table and chairs, creating a practical setting for everyday meals and entertaining. French doors open directly onto the rear garden and patio, providing a pleasant connection between the indoor and outdoor living spaces.

Ground-Floor Cloakroom

Conveniently positioned on the ground floor and fitted with a low-level WC and wash hand basin.

First-Floor Accommodation

Landing

The first-floor landing provides access to both double bedrooms and their respective en-suite facilities. Loft access is also available.

Bedroom One

13'5" × 8'9" (4.10m × 2.67m)

An excellent-sized double bedroom offering comfortable accommodation with space for bedroom furniture. A built-in wardrobe provides useful storage and houses the central heating boiler. The room also benefits from its own private en-suite bathroom.

En-Suite Bathroom

Fitted with a bath incorporating an overhead shower, low-level WC and wash hand basin set within a vanity unit, providing practical storage.

Bedroom Two

13'6" × 8'11" (4.11m × 2.73m)

A second generously proportioned double bedroom, offering flexible accommodation suitable for use as a bedroom, guest room or home office. The room benefits from its own private en-suite shower room.

En-Suite Shower Room

Fitted with an enclosed shower cubicle, low-level WC and wash hand basin.

Outside

Front and Parking

To the front, the property presents an attractive modern brick-built exterior beneath a pitched tiled roof, with contrasting black entrance door and white-framed windows.

The property benefits from **allocated off-road parking for two vehicles**, providing convenient parking immediately outside.

Enclosed Rear Garden

To the rear is a generously proportioned, fully enclosed garden, offering an excellent outdoor space for relaxing and enjoying the warmer months.

Immediately adjoining the property is a **substantial paved patio**, providing plenty of space for outdoor seating, garden furniture and alfresco dining.

Beyond the patio, the garden is principally laid to lawn, bordered by timber panel fencing for privacy and security. A separate timber picket-fenced garden area provides additional versatility, whether for planting, growing vegetables or creating a dedicated garden feature.

Towards the rear of the garden is a timber garden shed, providing useful storage for gardening equipment and outdoor essentials. An established small tree adds greenery and character to the garden.

The garden provides an attractive combination of paved seating areas, lawn and practical outdoor space, with manageable maintenance requirements.

Location

Situated within a popular modern residential development, the property enjoys a convenient position for access to local amenities and the A17, providing road connections towards surrounding towns and employment centres.

Additional Information

- **Property Type:** Semi-Detached House
- **Bedrooms:** Two Double Bedrooms
- **Bathrooms:** Two En-Suites
- **Additional WC:** Ground-Floor Cloakroom
- **Parking:** Allocated Parking for Two Vehicles
- **Garden:** Fully Enclosed Rear Garden
- **Council Tax:** Band A
- **Heating:** Gas Central Heating
- **EPC Rating:** B
- **Rent:** £850.00
- **Deposit:** £980.77
- **Availability:** NOW

Arrange Your Viewing

DON'T MISS OUT ON THIS FANTASTIC RENTAL OPPORTUNITY! With two double bedrooms, two en-suites, modern accommodation and a generous enclosed garden, this property has plenty to offer.

📞 **Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!**

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Let our family move yours! 💚

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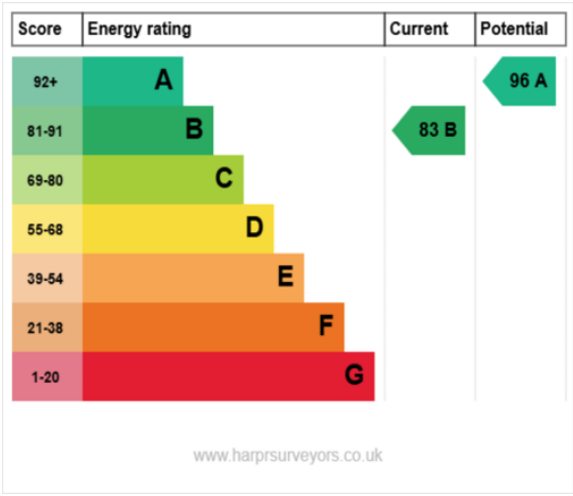
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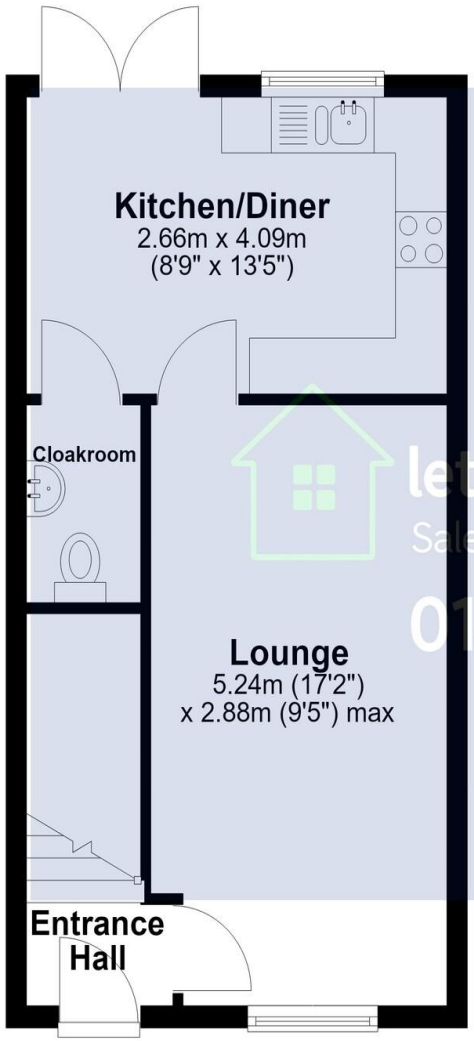
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Date of issue:	01/04/2026
Expiry date:	31/03/2027

Eddie Hooker
Client Money Protect



Ground Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



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Total area: approx. 66.9 sq. metres (720.3 sq. feet)

Disclaimer

property doesn't stop at 5pm!

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