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Sales & Letting Agents



14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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



Fakenham Chase, Holbeach £264,995

Set on a generous corner plot, this well-presented home offers three double bedrooms, en-suite to the main, open plan kitchen/diner, utility, cloakroom, lounge, ample parking, garage, and enclosed rear garden with patio. Enjoying an open aspect and set back from the road, this is a spacious and practical home in a strong plot position.

Call us ANYTIME to arrange your viewing – 01406 424441.



Standout Corner Plot Living with Space, Style & Practicality

Positioned on a **generous corner plot** and set back from the road, this attractive home immediately delivers a sense of space, privacy, and kerb appeal. With an open aspect to the front, ample parking, and well-balanced accommodation throughout, this is a property that ticks all the boxes for modern family living.

Step inside and you're welcomed by a layout designed for everyday life – a **spacious open plan kitchen/diner** perfect for entertaining, complemented by a utility room and cloakroom for added convenience. The comfortable lounge offers a relaxing retreat, while upstairs a **gallery landing** leads to three double bedrooms, including a main bedroom with en-suite, alongside a well-appointed family bathroom.

Outside, the property continues to impress. The **side driveway provides ample off-road parking and access to the garage**, while the gardens wrap around the home, offering lawned areas, established borders, and a private rear garden complete with patio, timber store, lighting and power – ideal for outdoor living.



Why This Home Stands Out:

-  **Generous corner plot** with open aspect & excellent kerb appeal
-  **Ample off-road parking & garage** – ideal for multiple vehicles
-  **Open plan kitchen/diner with utility & cloakroom** – perfect for modern living
-  **Three double bedrooms with en-suite to main** – space for the whole family

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Accommodation Comprises:

Storm porch

PVCu double glazed entrance door to:

Kitchen/Diner 5.89m (19'4") max x 5.75m (18'10")

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer, mixer tap, tiled surround, integrated dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring hob with extractor hood, PVCu double glazed window to front and side, three radiators, ceramic tiled flooring, central heating thermostat, part fibre broadband, smoke detector, stairs to first floor landing, door to:

Utility Room 1.79m (5'10") x 0.93m (3'1")

With worktop space over, plumbing for automatic washing machine, space for tumble dryer, vinyl floor covering, coving to ceiling, PVCu double glazed entrance door to garden, door to:

Cloakroom 1.36m (4'5") x 0.87m (2'10")

Fitted with two-piece suite wall mounted wash hand basin, close coupled WC, tiled splashback, vinyl floor covering, coving to textured ceiling.

Lounge 4.44m (14'7") x 3.84m (12'7")

PVC double glazed window to front and side, two radiators, laminate flooring, TV point, coving to ceiling, PVCu double glazed patio door to garden.

First Floor Galleried Landing

PVCu double glazed window to front, radiator, coving to textured ceiling, smoke detector, access to part boarded insulated loft space with pull down ladder, power and light connected, door to:

Main Bedroom 3.84m (12'7") x 3.54m (11'7")

PVCu double glazed window to front and side, fitted wardrobes with hanging rails and shelving, radiator, TV point, coving to textured ceiling, airing cupboard housing, hot water cylinder with linen shelving.

En-suite 2.49m (8'2") x 0.87m (2'10")

Fitted with three-piece suite with comprising, vanity wash hand basin with base cupboard, tiled shower enclosure with fitted electric shower and glass door, close coupled WC, extractor fan, shaver point, PVCu double glazed window to rear, heated towel rail, laminate flooring, coving to textured ceiling.

Bedroom 2 3.33m (10'11") x 2.90m (9'6")

PVCu double glazed window to front and side, fitted wardrobes with hanging rail and shelving, radiator.

Bedroom 3 3.33m (10'11") x 2.90m (9'6")

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

Family Bathroom

Fitted with three-piece suite with comprising, deep panelled bath with shower attachment over, glass screen, pedestal wash hand basin, close coupled WC, extractor fan, shaver point, PVCu double glazed opaque window to side, heated towel rail, laminate flooring, coving to textured ceiling.

Garage 5.63m (18'6") x 3.00m (9'10")

Attached integral brick built single garage with power and lighting connected, eaves storage space wall mounted gas boiler serving heating system and domestic hot water, up and over door.

Outside – Space, Privacy & Kerb Appeal in Abundance

Occupying a **generous corner plot**, this home immediately stands out with its well-maintained frontage, featuring a lawned garden framed by established shrubs and planting 🌸 🌳 . A pathway leads you to a **covered entrance porch with downlighting**, creating a warm and welcoming first impression ✨ .

Set back from the road, the property enjoys a **pleasant open aspect**, while to the side a **spacious driveway provides ample off-road parking** and access to the single garage 🚗 . The side garden continues the theme of space and greenery, with lawn and mature borders enhancing the overall feel of openness 🌿 , alongside practical additions including an outside tap and further downlighting.

A side gate leads through to the **private rear garden**, a great size and mainly laid to lawn, enclosed by mature hedging, trees and fencing for a strong sense of privacy 🌳 🚪 . A paved patio area sits perfectly off the property, creating an **ideal space for outdoor seating and entertaining** 🍷 ☀️ . Completing the space is a timber garden store, outside lighting, and a power point – everything you need for practical and enjoyable outdoor living 🕯️ 🏠 .

Directions

Leave our Church Street office and head over the traffic lights taking the far-right turn onto Park Road, continue along past Carter's Park, once you reach the school turn right onto Market Rasen Way then left onto Fakenham Chase, where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7QU.

Council Tax

Band D - £TBC April 2026 to March 2027, 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.

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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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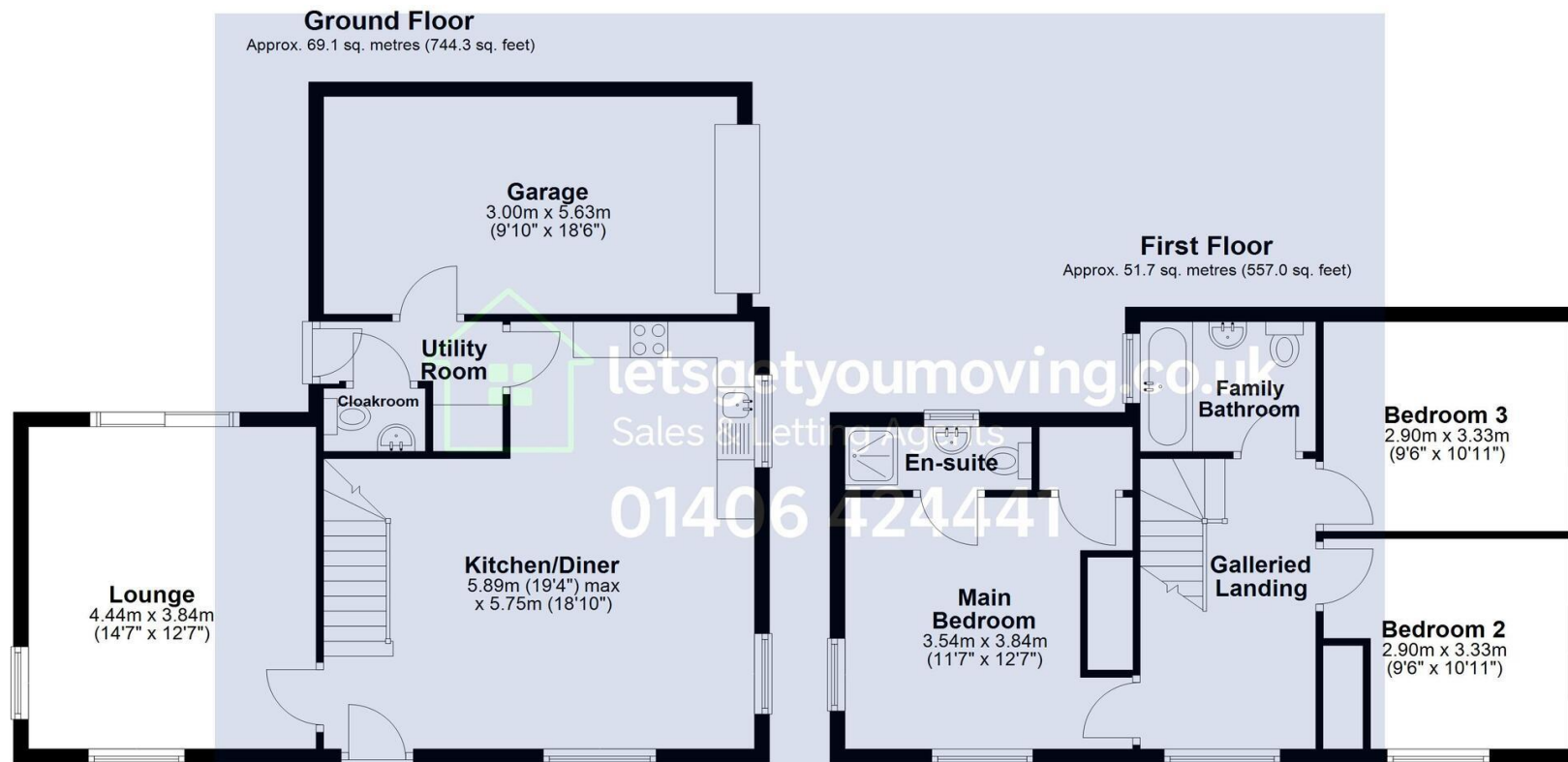
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Total area: approx. 120.9 sq. metres (1301.3 sq. feet)

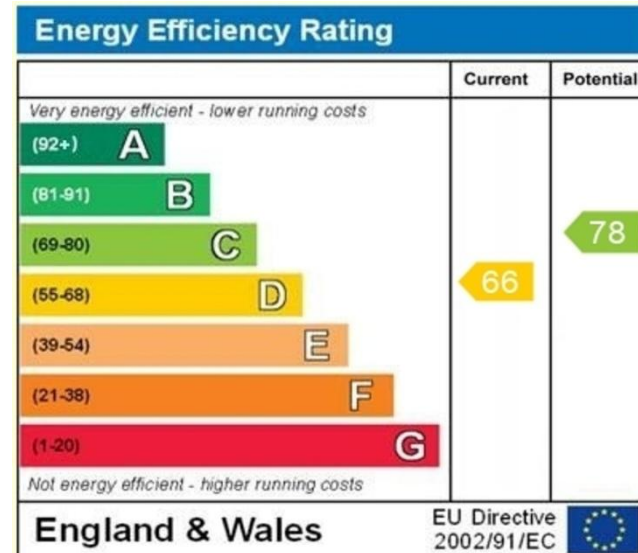

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