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Sales & Letting Agents



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



Balls Lane, Fleet £249,995

 WOW, OH WOW – RURAL LIVING WITH NO NEAR NEIGHBOURS!  Set well back within a generous private plot, this spacious three-bedroom home enjoys uninterrupted panoramic field views  , sweeping driveway parking  , established gardens and a substantial detached double garage measuring 19'4" x 15'3" with power and lighting  . Offering a lounge, dining room, conservatory, kitchen, utility room and ground-floor WC, the property requires renovation but presents an exciting opportunity.

Tucked well back from the road and surrounded by open countryside, this spacious three-bedroom home occupies a wonderfully private plot with no near neighbours and uninterrupted panoramic field views. 

💡 Four reasons you'll love it:

 Peaceful rural setting with no near neighbours

 Generous gardens with mature oak trees, hedging and established planting

 Sweeping driveway and detached double garage with power and lighting

 Spacious accommodation offering fantastic renovation potential

The property is approached through mature hedging, with a sweeping driveway providing ample off-road parking and leading to the detached double garage. Lawned gardens extend to both sides, while established planting and magnificent mature oak trees create exceptional privacy.

To the rear, post-and-rail fencing and mature blackberry bushes enhance the property's natural countryside charm. A useful garden store provides additional storage, while the uninterrupted views across the surrounding fields make this a truly special place to call home.

Inside, the accommodation includes an entrance hall, lounge, separate dining room, conservatory, kitchen, utility room and ground-floor WC. Upstairs are three bedrooms and a family bathroom.

The property would benefit from renovation and modernisation throughout, presenting an exciting opportunity for its next owners to create a beautiful countryside home entirely to their own taste and specification.

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Evenings and weekends — speak directly with your experienced local sales team.

Accommodation Comprises:

Porch 1.76m (5'9") x 1.76m (5'9")

Sealed unit windows to front and sides, terracotta tiled flooring, recessed ceiling spotlights, part glazed entrance doors, door to:

Entrance Hall 3.75m (12'4") x 2.40m (7'10")

Electric storage heater, ceramic tiled flooring, smoke detector, stairs with understairs storage cupboard to first floor landing, door to:

Lounge 4.42m (14'6") x 3.26m (10'8")

PVCu double glazed box bay window to front, PVCu double glazed window to side, electric fire with wooden surround and tiled inset, electric storage heater, dado rail.

Dining Room 3.96m (13') x 3.78m (12'5")

PVCu double glazed window to side fireplace wooden surround, tiled hearth, multi fuel burner, electric storage heater, laminate flooring, picture rail, door to:

Conservatory 5.97m (19'7") x 2.59m (8'6")

PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, electric storage heater, ceramic tiled flooring, PVCu double glazed patio door to rear, PVCu double glazed patio door to front.

Kitchen 2.95m (9'8") max x 2.40m (7'10")

Fitted with a matching base units with worktop space over, stainless steel sink unit with single drainer and mixer tap, PVCu double glazed window to rear, terracotta tiled flooring with recessed ceiling spotlights.

Pantry

Terracotta tiled flooring, shelving, PVCu double glazed window to side.

Utility Room 3.25m (10'8") max x 2.18m (7'2")

Wall mounted LPG gas boiler serving domestic hot water, plumbing for automatic washing machine, space for fridge/freezer, tumble dryer, PVCu double glazed window to front, terracotta tiled flooring, recessed ceiling spotlights, PVCu double glazed entrance doors, door to:

WC

PVCu double glazed window to rear, WC with hidden cistern, terracotta tiled flooring.

First Floor Landing

PVCu double glazed window to side, cupboard with linen shelving, door to:

Main Bedroom 3.96m (13') x 3.78m (12'5")

PVCu double glazed window to side and rear, electric storage heater, TV point, picture rail.

Bedroom 2 3.71m (12'2") x 3.28m (10'9")

PVCu double glazed window to front and side, electric storage heater, fitted bookcase.

Bedroom 3 2.49m (8'2") x 2.15m (7'1")

PVCu double glazed window to front, built in wardrobe with hanging and overhead storage cupboard.

Family Bathroom

Fitted with three piece suite with comprising, deep panelled bath with independent electric shower over and glass screen, vanity wash hand basin with cupboard under, tiled surround, WC with hidden cistern, heated towel rail, PVCu double glazed window to side, electric storage heater, vinyl flooring, dado rail.

Outside

Set well back from the road, the property occupies a wonderfully private and generous plot, surrounded by gardens, open lawns and uninterrupted panoramic field views. With no near neighbours, it offers a rare opportunity to enjoy genuine peace, privacy and countryside living. 

 Sweeping driveway providing ample off-road parking

 Lawned gardens to both sides with mature oak trees and established planting

 Mature hedging creating excellent privacy to the front

 Post-and-rail fencing lined with established blackberry bushes

 Useful garden store providing additional storage

 Beautiful uninterrupted views across the surrounding countryside

 Impressive Double Garage

5.90m (19'4") x 4.65m (15'3")

A substantial detached, brick-built double garage with double doors, power and lighting connected. Offering superb space for secure parking, workshop use, storage or a combination of all three, this is a fantastic feature for buyers needing plenty of practical space.

Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, proceed along onto Fleet Street, then Fleet Road. Continue out of Holbeach once reaching Fleet Hargate turn right on to Old Main Road and take the right turn on to Eastgate stay on this road past the church turn right on to Balls Lane, where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8QU.

Council Tax Banding

Band C £2020.25 from April 2026 to March 2027, South Holland District Council.

EPC F

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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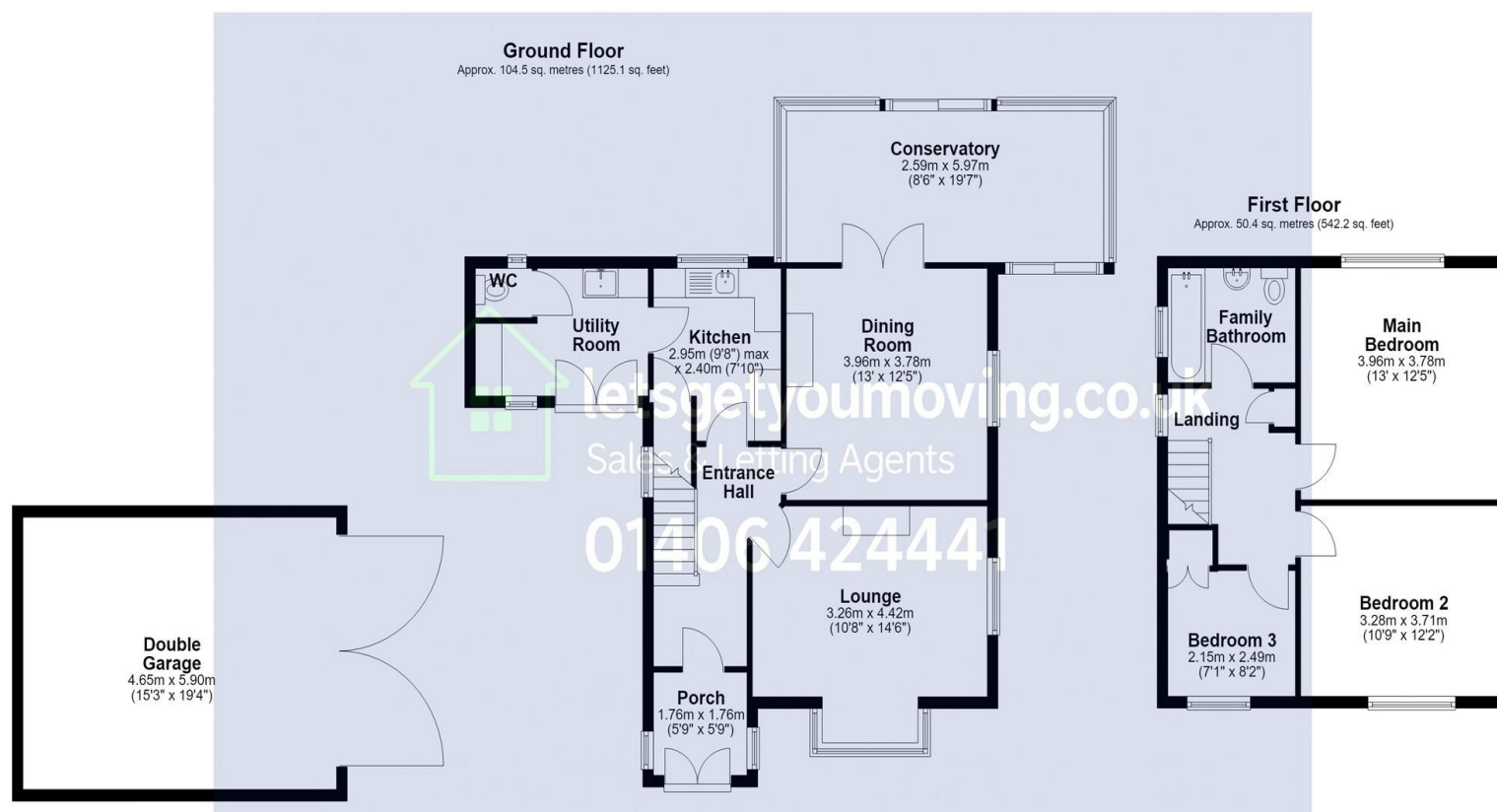
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Total area: approx. 154.9 sq. metres (1667.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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