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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



Branches Lane, Holbeach £167,995, PE12 7BE

 **NO ONWARD CHAIN!** A surprisingly spacious and beautifully presented two-bedroom home—perfect for first-time buyers or investors!  Featuring a generous kitchen/diner, separate utility room, modern bathroom, enclosed rear garden and private parking.   Early viewing is highly recommended!  Call us ANYTIME on 01406 424441— evenings and weekends included. Let our family move yours. Selling and letting property for the last two decades.

 A well-presented and surprisingly spacious two-bedroom home, ideal for first-time buyers or investors and offered with NO ONWARD CHAIN.

 Inside, the property features an entrance hall, comfortable lounge, kitchen/dining room, separate utility room, ground-floor cloakroom, two good-sized bedrooms and a modern family bathroom.

 Outside, there is a lawned front garden and an enclosed rear garden with a patio seating area, together with private parking for two cars accessed via Princes Street.

 Call us ANYTIME to arrange your viewing on 01406 424441 — evenings and weekends included!

 **NO ONWARD CHAIN**

 Two good-sized bedrooms

 Spacious kitchen/dining room

 Private parking and enclosed rear garden

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Ceramic tiled flooring, under stairs storage cupboard, power point, PVCu double glazed window to side, radiators, door to:

Lounge 3.66m (12') x 3.57m (11'9")

PVCu double glazed bow window to front, fireplace, radiator, ceramic tiled flooring, TV point, central heating thermostat, broadband connection point, cupboards and shelving, coving to ceiling, door to stairs and first floor landing.

Kitchen/Dining Room 4.55m (14'11") max x 3.92m (12'10") max

Fitted with a matching range of base units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for fridge, electric point for cooker with extractor hood, PVCu double glazed window to rear and side, radiator, ceramic tiled flooring, coving to ceiling with smoke detector, open plan to:

Utility 1.95m (6'5") x 1.24m (4'1")

Fitted eye level cupboards with worktop space over, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to side, door to:

Cloakroom

PVCu double glazed window to rear, fitted with two-piece suite comprising, vanity wash hand basin with base cupboard and close coupled WC, radiator, wall mounted gas boiler serving heating and hot water, recessed ceiling spotlights, CO alarm, ceramic tiled flooring.

First Floor Landing

PVCu double glazed window to side, smoke detector, access to insulated loft space, door to:

Main Bedroom 4.57m (15') max x 3.66m (12')

PVCu double glazed window to front, radiator.

Bedroom 2 3.62m (11'11") x 2.33m (7'8")

PVCu double glazed window to rear, radiator, TV point, coving to textured ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent mains shower over and glass screen, vanity wash hand basin with cupboards under and mixer tap, shaver point, close coupled WC, part ceramic tiled walls, heated towel rail, 2 x extractor fans, radiator, wall mounted mirror, PVCu double glazed window to rear, ceramic tiled flooring.

 Outside

To the front, established hedging provides an attractive natural boundary, with the garden mainly laid to lawn. A pedestrian gate leads through to the enclosed rear garden, where you'll find a generous lawn and a patio area—perfect for outdoor dining, summer barbecues or simply relaxing. 🌻 🌸

A further gate provides convenient access to the property's private parking area, located to the rear on Princes Street. Water tap & garden store. 🚗 🔑

Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, continue along onto Fleet Street, then finally onto Fleet Road. Take the right turn just past Fleet Road garage onto Branches Lane where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7BE.

Council Tax

Band A ~ £ 1,515.19 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.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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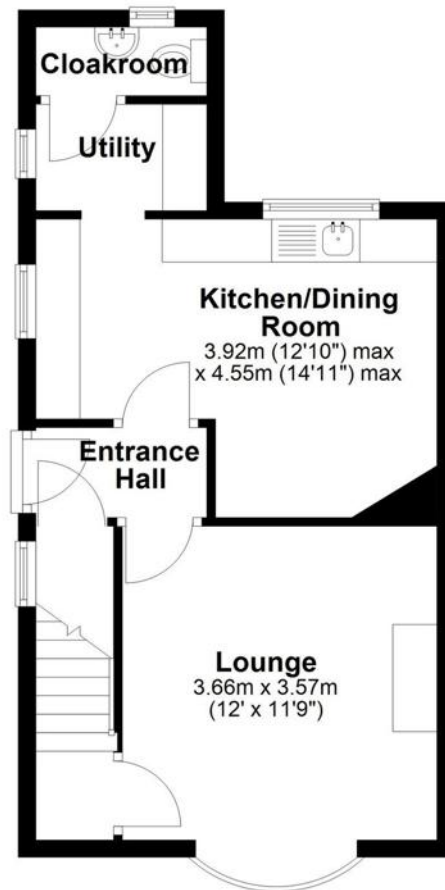
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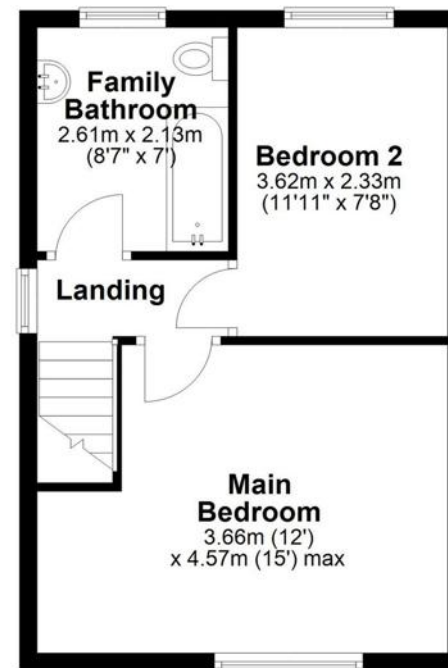
Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 73.0 sq. metres (786.2 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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