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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






Redwood Close, Holbeach £264,995

NO CHAIN - Occupying a desirable corner position within a quiet cul-de-sac in Holbeach, this modern detached home offers excellent kerb appeal, generous parking and a well-balanced, family-friendly garden. With a driveway leading to the garage, wrap-around frontage and a fully enclosed rear garden featuring a substantial patio and lawn, the property provides the perfect blend of practicality and outdoor living. Well presented throughout and ideal for families or buyers seeking space.


Redwood Close, Holbeach, PE12 7FL 


Occupying a pleasant corner position within a small residential cul-de-sac in Holbeach, this modern detached home offers immediate kerb appeal with its attractive red brick façade, pitched tiled roof and covered entrance porch.


A generous driveway provides ample off-road parking and leads to the garage , while the lawned frontage wraps around the side, enhancing the open aspect and giving the plot a more spacious feel than many comparable homes.

To the rear, the fully enclosed garden is ideal for families and entertaining . A substantial paved patio sits directly off the house — perfect for outdoor dining — with a well-maintained lawn beyond, neatly divided by a charming low-level picket fence. Bordered by fencing and brick walls for added privacy, the garden offers a secure and sunny space suitable for children and pets .


Key Features

 Corner plot within a quiet residential cul-de-sac

 Generous driveway & garage providing ample off-road parking

 Fully enclosed rear garden with patio & lawn

 Private, family-friendly outdoor space ideal for entertaining

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

Accommodation Comprises:

Composite entrance door to:

Entrance Hall 2.00m (6'7") x 1.09m (3'7")

PVCu double glazed window to side, radiator, laminate flooring, smoke detector, stairs to first floor landing, door to:

Cloakroom 2.02m (6'7") x 1.02m (3'4")

Fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, extractor fan, radiator, laminate flooring.

Kitchen/Diner 5.61m (18'5") x 3.81m (12'6")

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, 1 1/4 bowl composite sink unit with single drainer, mixer tap, tiled surround, integrated fridge/freezer, dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood, PVCu double glazed window to rear, under-stairs storage cupboard, radiator, laminate flooring, recessed ceiling spotlights, PVCu double glazed tri-fold door to garden, open plan to:

Lounge 3.55m (11'8") x 3.36m (11')

PVCu double glazed window to front and side, laminate flooring, satellite TV point, full fibre broadband.

First Floor Landing

PVCu double glazed window to rear, over-stairs storage cupboard, smoke detector, access to double insulated loft space, door to:

Main Bedroom 5.79m (19') x 2.77m (9'1")

PVCu double glazed window to front, radiator, sockets with USB ports, TV point, Phone point, thermostat, loft hatch to insulated loft space.

Bedroom 2 3.36m (11') x 3.30m (10'10")

PVCu double glazed window to front, radiator, telephone point, TV point, socket with USB ports.

Bedroom 3 3.57m (11'9") x 3.54m (11'7") max

PVCu double glazed window to rear, radiator, telephone point, TV point, socket with USB ports.

Shower Room

Fitted with three-piece suite with comprising, tiled double shower enclosure with fitted mains shower and glass screen, vanity hand wash basin with cupboards, WC with hidden cistern, extractor fan, shaver point, part ceramic tiled walls, PVCu double glazed window to front, laminate flooring, recessed ceiling spotlights.

Garage 5.79m (19') x 3.02m (9'11")

Attached brick built single garage with power and lighting connected, plumbing for automatic washing machine stainless steel sink unit with single drainer and mixer tap workspace with base unit space for tumble dryer, remote-controlled electric roller door, side door to garden.

Outside

To the front, a generous brick-paved driveway provides ample off-road parking and leads to the integral garage with up-and-over door 🚗. The lawned frontage extends around the side of the property, enhancing the sense of space and openness, while a neatly laid pathway guides you to the main entrance 🏠. Situated within a well-maintained development, the home benefits from a bright, open outlook with wide roads and green verges, creating an immediately welcoming first impression 🌿.

The rear garden is fully enclosed, offering a secure and private setting ideal for families and entertaining 🌞. A spacious paved patio sits directly off the house — perfect for outdoor seating and alfresco dining 🍷 — with the added convenience of a side access door into the garage. A charming low-level picket fence subtly divides the patio from the main lawn, providing structure without compromising the open feel. The lawn itself offers generous space for children to play 🏈, bordered by fencing and brick wall boundaries for privacy, all designed to remain practical and easy to maintain.

Directions

Leave our Church Street office and turn right. At the junction bear right onto Hall Gate and continue over the roundabout second exit onto Hall Gate then Wignals Gate take your first left onto Wignals Wood then second right onto Redwood Close, where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7FL.

Council Tax

Band C £ TBC - April 2026 to March 2027, South Holland District Council

EPC ~ B

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 property benefits from the remainder of the New Home Guarantee.

An annual maintenance fee applies of £125.00.

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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(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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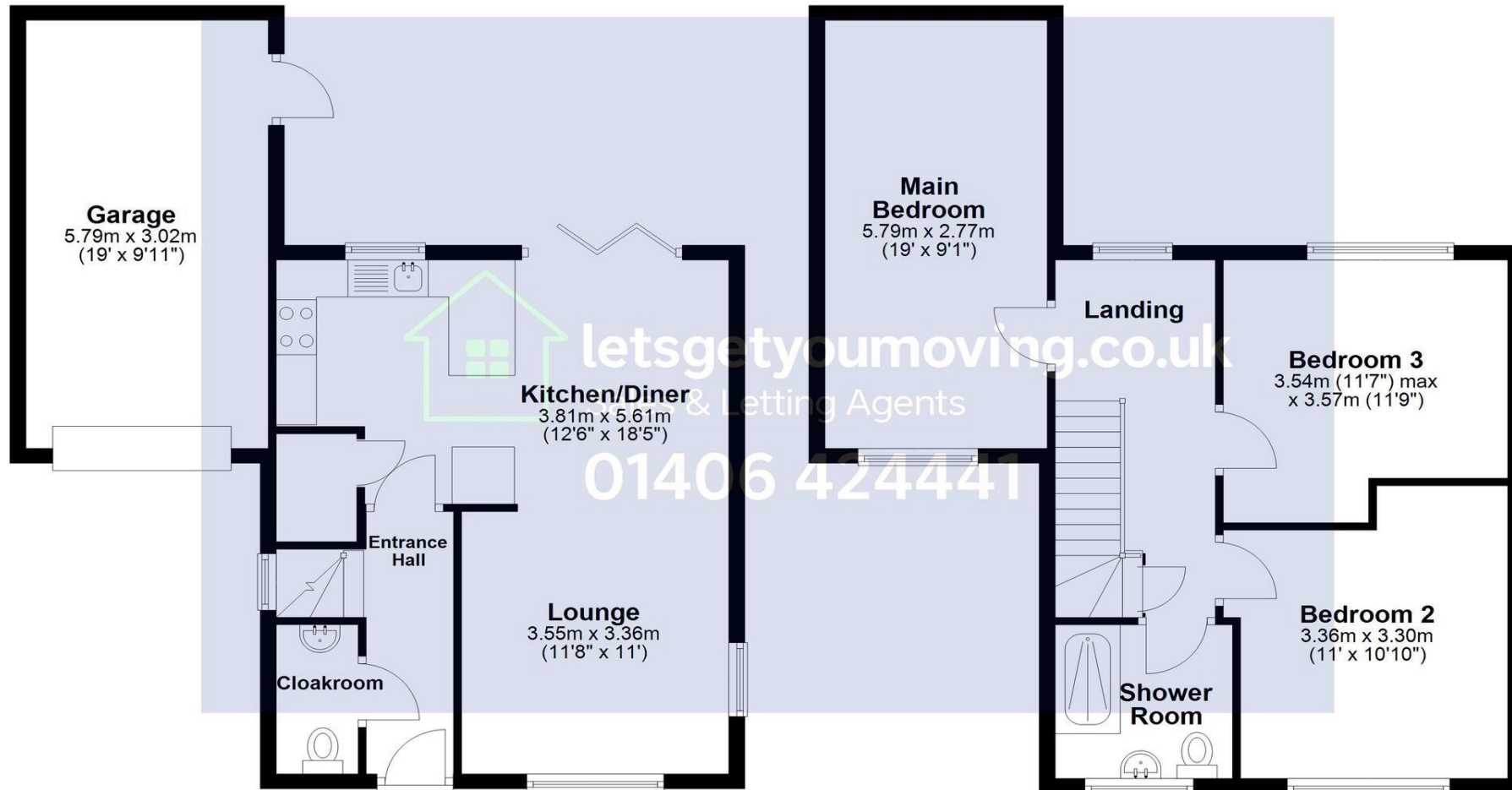
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- Business Insurance

Ground Floor

Approx. 56.9 sq. metres (612.8 sq. feet)

First Floor

Approx. 56.3 sq. metres (605.5 sq. feet)



Total area: approx. 113.2 sq. metres (1218.3 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 pattern of small, colorful confetti. On the left, the number '20' is prominently displayed in a large, white, 3D-style font, with a green ribbon below it containing the years '2006-2026'. The text 'letsgetyoumoving.co.uk' is in white, 'Customer focused since 2006' is in green, and 'give us a call anytime for your free valuation' is in white. A green rounded rectangle on the right contains the phone number '01406 424441' in white.