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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



Langwith Gardens, Holbeach £224,995

🏡 ✨ Spacious detached home tucked away in a sought-after Holbeach location, offering flexible living accommodation including a ground floor bedroom & shower room, generous lounge/diner with conservatory, three double bedrooms plus loft room, ample parking & garage 🚗. Outside boasts a beautifully maintained private rear garden with patio, pond & mature planting 🌳 ☀️. A fantastic family home with versatile living space throughout. 📞 Call us ANYTIME – 01406 424441 evenings & weekends!

Situated within a sought-after residential location, this spacious and versatile detached home is set back from the road, enjoying an attractive frontage with ample off-road parking, established gardens and access to the attached single garage. Offering flexible living accommodation ideal for growing families, multi-generational living or those seeking ground floor bedroom facilities, this well-maintained home provides generous living space both inside and out.

Internally, the property benefits from a welcoming lounge/dining room flowing through to a bright conservatory overlooking the rear garden, alongside a fitted kitchen with adjoining utility room. The ground floor further offers a double bedroom and shower room, while the first floor boasts two additional double bedrooms, useful loft room and extensive storage space.

Outside, the beautifully maintained rear garden creates a peaceful and private setting, mainly laid to lawn with mature hedging, colourful planted borders, decorative pond, paved seating area and timber garden shed — ideal for relaxing or entertaining throughout the warmer months.

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

✨ Key Features:

- ◆ Spacious detached home in a popular residential location
 - ◆ Three double bedrooms plus useful loft room
 - ◆ Generous lounge/dining room with conservatory
- ◆ Private mature rear garden with patio, pond & garage

Accommodation Comprises:

Porch 1.81m (5'11") x 1.35m (4'5")

PVCu double glazed construction with PVCu double glazed windows, light connected, vinyl floor covering door to:

Entrance Hall 4.38m (14'4") x 2.13m (7')

Storage cupboard with hanging space and shelving, textured ceiling with smoke detector, stairs to first floor landing, door to:

Kitchen 3.33m (10'11") x 3.18m (10'5")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl polycarbonate sink unit with single drainer, mixer tap and tiled surround, fitted fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring gas hob, PVCu double glazed window to rear, airing cupboard housing, hot water cylinder, linen shelving, vinyl floor covering, textured ceiling, door to:

Utility Room 3.18m (10'5") x 1.62m (5'4")

Eye level cupboards, wall mounted gas boiler serving heating system and domestic hot water, automatic washing machine, space for freezer, tumble dryer, PVCu double glazed window to front, radiator, vinyl floor covering, PVCu double glazed entrance door to garden.

Lounge/Dining Room 6.23m (20'5") max x 5.41m (17'9") max

PVCu double glazed bow window to front, PVCu double glazed window to rear, fitted log effect living flame electric fire with wooden surround, three radiators, satellite aerial, TV aerial point, textured ceiling, double French doors to conservatory.

Conservatory 3.36m (11') x 2.35m (7'9")

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power and lighting connected, PVCu double glazed French doors to garden.

Bedroom 1 3.92m (12'10") x 3.02m (9'11") max

PVCu double glazed window to front, radiator, TV aerial point, central heating thermostat, textured ceiling.

Shower Room

Fitted with two-piece suite comprising of double shower enclosure with fitted mains shower and glass sliding door, vanity wash hand basin with cupboard under, fully ceramic tiled walls, electric fan heater, PVCu opaque double glazed window to side, radiator, vinyl floor covering, textured ceiling.

WC 1.63m (5'4") x 0.78m (2'7")

PVCu opaque double glazed window to side, close coupled WC, half ceramic tiled walls, vinyl floor covering, textured ceiling.

First Floor Landing 3.54m (11'7") x 0.87m (2'10")

Smoke detector.

Bedroom 2 4.25m (13'11") x 3.07m (10'1")

PVCu double glazed window to rear and side, TV point, access to insulated loft space, door to:

Loft Room

Access to fully boarded loft space with lighting and power connected.

Bedroom 3 4.19m (13'9") x 3.25m (10'8")

PVCu double glazed window to front.

Garage 5.65m (18'6") x 2.73m (8'11")

Attached brick built single garage with power and lighting connected, single glazed window to rear, up and over door, part glazed entrance door to garden.

Outside

Set back from the road, the property enjoys an attractive and well-maintained frontage with a generous driveway providing ample off-road parking   and access to the attached single garage. The front garden is beautifully presented with neatly lawned areas, mature shrubs and established planting   , creating excellent kerb appeal from the moment you arrive.

To the rear, the impressive enclosed garden offers a wonderful degree of privacy  , being mainly laid to lawn with mature hedging and colourful well-stocked borders   . A paved patio seating area provides the perfect spot for outdoor dining and entertaining   , while the decorative pond and timber garden shed complete this peaceful and inviting outdoor space.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue to Spalding Road taking the left turn onto Langwith Drive, at the junction turn left then the first right where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7JJ.

Council Tax

Band C ~ £2,071.57 from April 2026 to March 2027, South Holland District Council.

EPC ~ TBA

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.

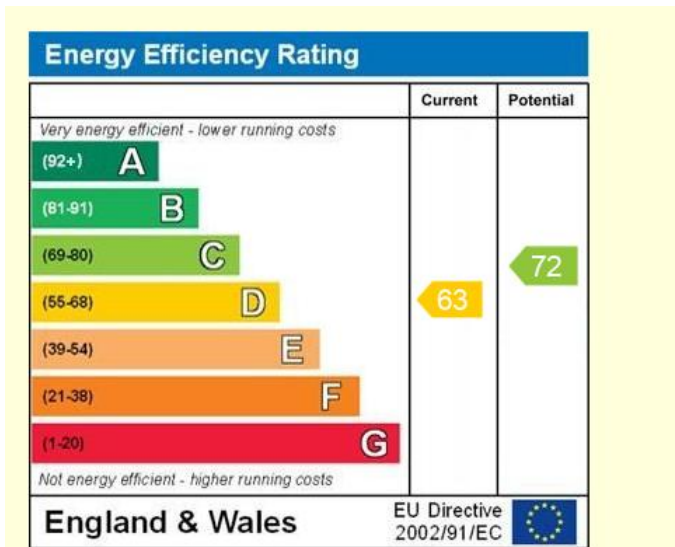
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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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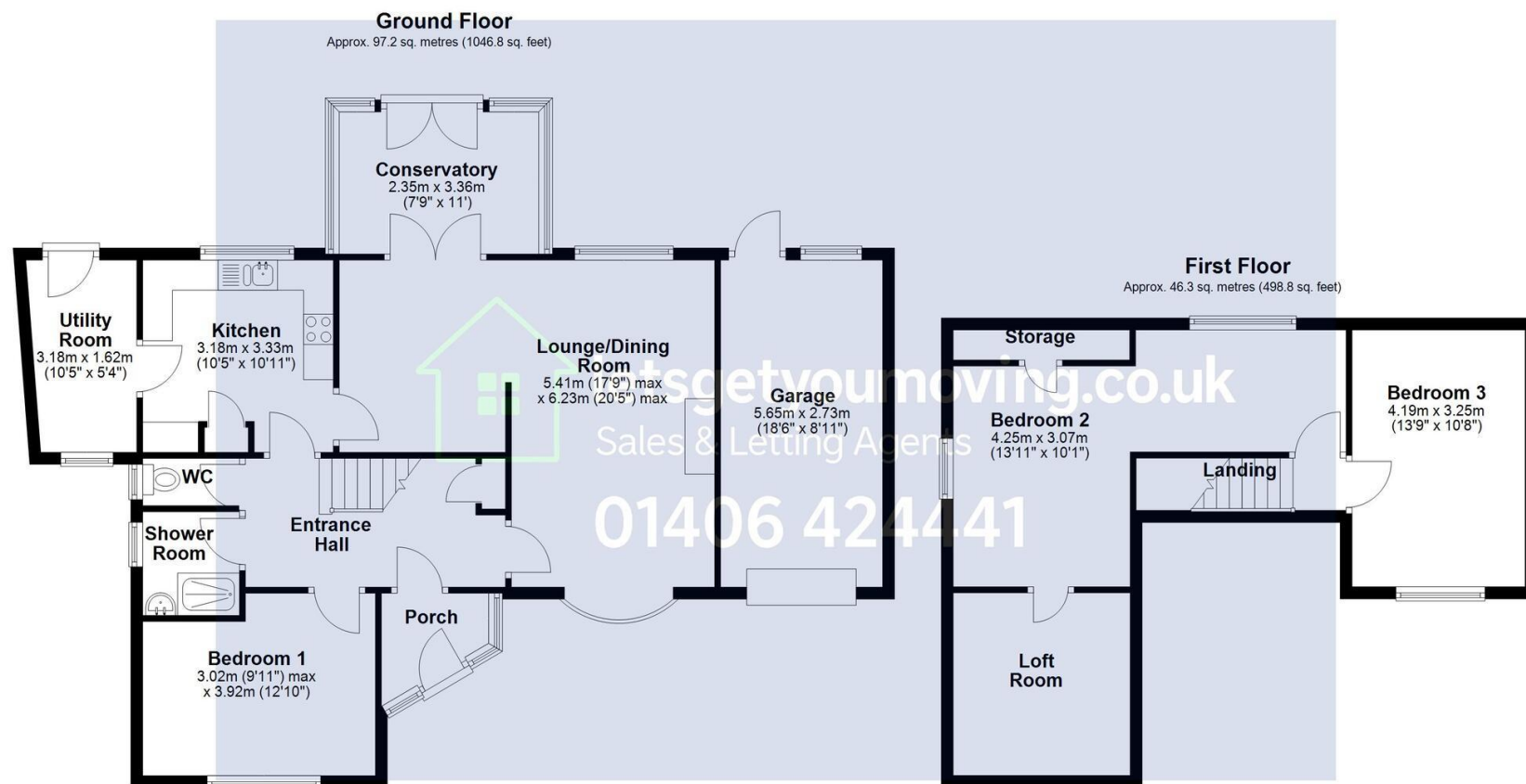
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Total area: approx. 143.6 sq. metres (1545.5 sq. feet)

Disclaimer

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

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A blue banner celebrating a 20th anniversary. On the left, a large '20' is shown with a green ribbon below it reading '2006-2026'. Confetti is scattered around the numbers. To the right of the '20', the website 'letsgetyoumoving.co.uk' is written in white. Below that, 'Customer focused since 2006' is written in green, followed by 'give us a call anytime for your free valuation' in white. On the far right, a green rounded rectangle contains the phone number '01406 424441' in white.

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