letsgetyoumoving.co.uk
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

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK

Pheasant Street, Holbeach £174,995

🏡 Stunning modern 2 DOUBLE BEDROOM home in Holbeach, BOTH WITH EN-SUITES! Spacious lounge, kitchen/diner, downstairs WC, off-road parking & a BEAUTIFULLY LANDSCAPED REAR GARDEN 🌸 with patio, colourful borders & vegetable plot. Remainder of new-build guarantee! Call us ANYTIME to book your viewing - 01406 424441.

🏡 Pheasant Street, Holbeach, PE12 8PU

Stylish Two-Bedroom Home | Two En-Suites | Beautiful Landscaped Garden | Off-Road Parking. Beautifully presented throughout, this modern two-bedroom home offers stylish, well-planned accommodation and a particularly impressive rear garden. The ground floor features a welcoming entrance hall, spacious lounge, contemporary kitchen/diner and convenient cloakroom/WC. Upstairs are two generous double bedrooms, each with its own private en-suite, making this an excellent choice for couples, first-time buyers or those looking for a low-maintenance modern home. Outside, the property benefits from off-road parking and a stunning landscaped rear garden, thoughtfully created with colourful planted borders, a productive vegetable plot and a patio seating area perfect for relaxing or entertaining. 🌿 🌸 The property also benefits from the remainder of its new-build guarantee, providing additional peace of mind for the next owner.

🛏️ Two Double Bedrooms – Both generous in size and each enjoying its own private en-suite

🛁 Two En-Suites + Ground-Floor WC – A superb and practical layout rarely found in a two-bedroom home

🌷 Beautiful Landscaped Garden – Colourful borders, vegetable plot and patio seating area

🚙 Off-Road Parking & New-Build Guarantee – Modern living with added convenience and peace of mind

📞 Call us ANYTIME – evenings and weekends – on 01406 424441 to arrange your viewing.

Let our family move yours 💚

Accommodation Comprises:

Storm porch

Composite Entrance Door to:

Entrance Hall

Radiator, laminate flooring, smoke detector, door to:

Lounge 4.58m (15') x 3.38m (11'1") max

PVCu double glazed window to front, radiator, laminate flooring, TV point, stairs to first floor landing.

Kitchen/Diner 4.11m (13'6") x 2.65m (8'8")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and slimline dishwasher, plumbing for automatic washing machine, fitted electric fan assisted oven, built-in four ring induction hob with extractor hood over, PVCu double glazed window to rear, radiator, laminate flooring, recessed ceiling spotlights and smoke detector, PVCu double glazed French doors to garden, door to:

Cloakroom 1.71m (5'7") x 0.80m (2'8")

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

First Floor Landing

Access to insulated Loft space.

Bedroom 2 4.11m (13'6") x 2.71m (8'11")

Two PVCu double glazed windows to rear, radiator, TV point, door to:

En-suite Shower Room

Fitted with three-piece suite with comprising, tiled double shower enclosure with fitted mains shower and glass door, close coupled WC, heated towel rail, extractor fan, shaver point, PVCu opaque double glazed window to side, Laminate flooring, recessed ceiling spotlights.

Main Bedroom 4.09m (13'5") max x 2.65m (8'8") min

PVCu double glazed window to front, built-in double wardrobe with hanging rail and shelving, boiler cupboard housing gas combination boiler serving heating system and domestic hot water, Full Fiber broadband, radiator.

En-suite Bathroom 2.10m (6'11") x 1.26m (4'2")

Fitted with three-piece suite with comprising, deep panelled bath with hand shower attachment over and glass screen, pedestal wash hand basin, close coupled WC, tiled surround, PVCu double glazed window to side, heated towel rail, laminate flooring.

🌿 Outside – Beautifully Landscaped Garden

The outside space is a real highlight of this home. To the front, a pathway leads to the entrance, complemented by attractive low-maintenance planting, while a driveway to the side provides off-road parking with gated access through to the rear.

🌸 The beautifully landscaped rear garden has been created with great care and attention, featuring a manicured lawn, paved pathways and an abundance of colourful, well-stocked borders filled with mature shrubs, established planting and trees.

🥕 Keen gardeners will love the productive vegetable plot, while the attractive paved patio provides an ideal spot for summer dining, entertaining or simply relaxing and enjoying the garden. 🌞🍷

🌳 Fully enclosed for privacy, the garden also benefits from a useful timber garden store, completing what is a wonderfully established and inviting outdoor space.

Directions

Leave our Church Street office and head out of Holbeach on the Fen Road. Take the right turn onto Lancewood Road, right onto Partridge Road and right again onto Pheasant Street where the property can be located at the end of the road. For satellite navigation the property postcode is: PE12 8PU.

Council Tax Banding

Band A £1,553.68 from April 2026 to March 2027, South Holland District Council.

EPC B

Agents Notes:

A management fee of £230.00 applies to this property per annum (approx.) when the site is completed.

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard

copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.



























letsgetyoumoving.co.uk
Sales & Letting Agents
20
2006–2026
NEED
MORTGAGE ADVICE?
WHOLE OF MARKET
Access to lenders across the market
FRIENDLY TEAM
Our experienced team are here to help
ALL MORTGAGE TYPES
First time buyers, remortgages, buy to let & more
FREE ADVICE
No obligation, just expert guidance
CALL TODAY FOR YOUR FREE ADVICE!
01406 424441
EXPERT SUPPORT
SAFE & SECURE
ALL MORTGAGE TYPES
FIRST TIME BUYERS
PROUDLY BASED IN HOLBEACH


letsgetyoumoving.co.uk
Sales & Letting Agents
PROPERTY SURVEYS & VALUATIONS
Trusted local professionals we recommend
LEVEL 2 RICS HOME SURVEY
Detailed condition report before you buy
NEW BUILD SNAGGING SURVEY
Identify defects before you complete
EPC CERTIFICATION
Energy Performance Certificates for selling or letting
RICS VALUATIONS
Independent property valuations
CALL US ANYTIME for a quote – 01406 424441
Evenings & weekends available
#Holbeach #PE12 #Letsgetyoumoving #PropertyAdvice
#RICSSurvey #HomeSurvey #HouseBuying #HolbeachProperty

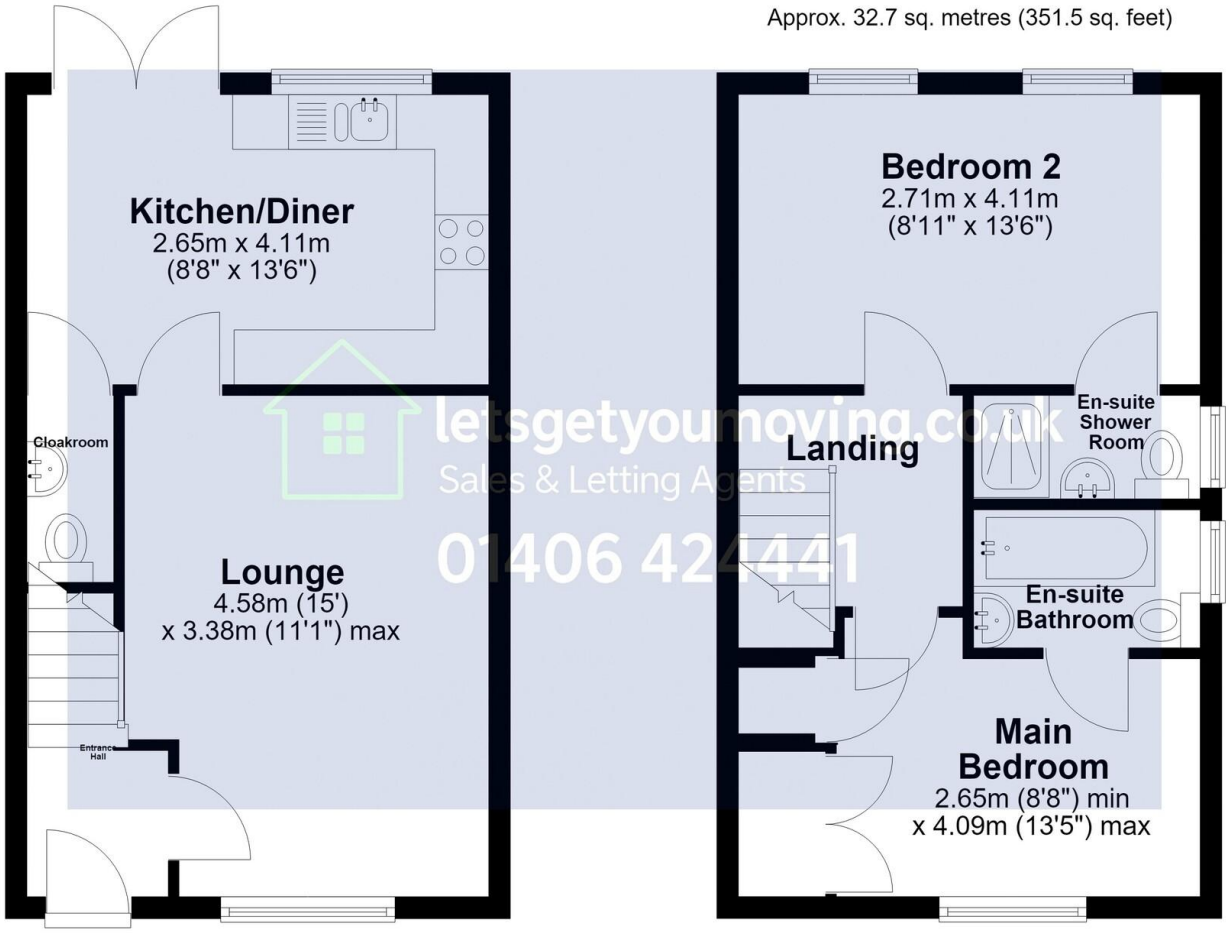

DERVENSURE
INSURANCE BROKERS LTD
INSURANCE THAT'S ON YOUR DOORSTEP
LOCAL • TRUSTED • RELIABLE
LOCAL INSURANCE
BROKER YOU CAN TRUST
POP IN OR CALL THE TEAM AT DERVENSURE
HOME & CONTENTS INSURANCE
Protect what matters most
CAR INSURANCE
Cover for every journey
TRAVEL INSURANCE
Peace of mind wherever you go
BUSINESS INSURANCE
Supporting local businesses
SUPPORTING THE HIGH STREET
44 HIGH STREET
HOLBEACH
SPALDING PE12 7ED
01406 423340
POP IN TO OUR OFFICE OR GIVE US A CALL TODAY!
TRUSTED LOCAL BROKER
PERSONAL SERVICE
EXPERT ADVICE
WE'RE HERE FOR YOU
LOCAL PEOPLE · LOCAL BUSINESS · LOCAL SUPPORT

Ground Floor

Approx. 31.0 sq. metres (333.3 sq. feet)

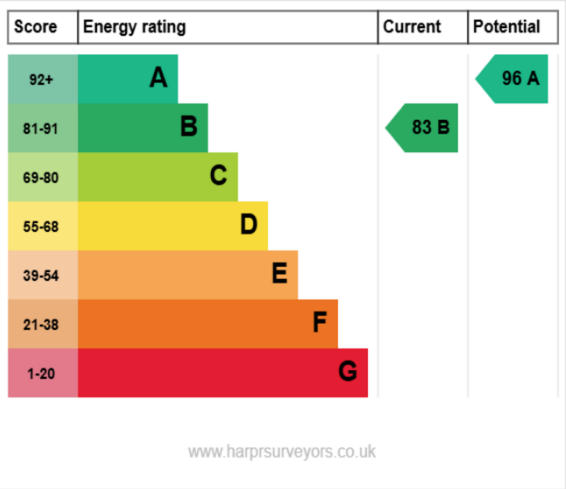
First Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



letsgetyoumoving.co.uk
Sales & Letting Agents
01406 424441

Total area: approx. 63.6 sq. metres (684.9 sq. feet)



Disclaimer

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

RIGHTMOVE - ON THE MARKET **- ALL MAJOR WEBSITE COVERAGE**.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, **FREE FLOOR PLANS**, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, **FULL LETTING SERVICE**, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

"We strive for results, it's what we do best" 30 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

