



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

Millgate, Whaplode - £315,000

 A HIDDEN COUNTRYSIDE GEM! Tucked away along a charming tree-lined driveway, this spacious 3-bedroom detached home offers wonderful privacy, versatile family living, generous parking and stunning mature gardens with a decorative pond, wooded area and beautiful open field views.   

A HIDDEN COUNTRYSIDE GEM! PRIVACY, SPACE & BEAUTIFUL OPEN FIELD VIEWS!  

Tucked away in a wonderfully private and secluded setting, this attractive three-bedroom detached home offers a rare opportunity to enjoy peaceful countryside living. Approached along a charming, tree-lined driveway with generous off-road parking, the property enjoys a delightful sense of privacy from the moment you arrive.

Inside, the spacious and versatile accommodation includes a welcoming lounge, family area, kitchen/dining room, pantry, cloakroom and useful workshop, alongside three bedrooms and a family bathroom. Outside is where this property truly comes into its own!  The impressive, mature gardens provide a beautiful outdoor retreat, with generous lawns, established trees, inviting seating areas and a decorative pond, all complemented by wonderful open field views  .

Whether you're entertaining, gardening or simply relaxing and enjoying the surroundings, this is a home offering space, tranquillity and a genuine connection with the countryside. 

KEY FEATURES

 THREE-BEDROOM DETACHED HOME – Spacious and versatile accommodation with a lounge, family area, kitchen/dining room and useful workshop.

 PRIVATE & SECLUDED SETTING – Tucked away along a long, tree-lined driveway with generous off-road parking.

 IMPRESSIVE MATURE GARDENS – Beautiful lawns, established trees, seating areas and an attractive decorative pond.

 BEAUTIFUL OPEN FIELD VIEWS – Enjoy a peaceful countryside outlook and a wonderful sense of space and tranquillity.

 Call us ANYTIME 01406 424441. Our friendly family team is available evenings and weekends, so don't miss your opportunity to discover this hidden countryside gem for yourself. Arrange your viewing today!

Let our family move yours 

Accommodation Comprises:

Entrance Hall 1.53m (5') x 1.48m (4'10")

Radiator, vinyl floor covering, part wood panelled walls, door to:

Cloakroom 1.88m (6'2") x 1.53m (5')

PVCu opaque double glazed window to side, fitted with two-piece suite corner wall mounted wash hand basin, part ceramic tiled walls, close coupled WC.

Family Area 3.80m (12'6") x 3.40m (11'2")

PVCu double glazed window to side, wood burning stove in chimney breast with tiled inset, radiator, vinyl floor covering, two wall lights, open plan to lounge.

Lounge 3.84m (12'7") x 2.71m (8'11")

PVCu double glazed bow window to front, PVCu double glazed window to side, radiator, TV point.

Kitchen/Dining Room 5.50m (18'1") x 3.75m (12'4")

Fitted with one base unit with worktop space over, display shelves, stainless steel sink unit with single drainer, tiled surround, two PVCu double glazed windows to rear, freestanding cooker, space for fridge, plumbing for washing machine, radiator, door to:

Pantry

Shelving, PVCu double glazed window to side.

Lean-to 3.20m (10'6") x 1.66m (5'5")

Single glazed window to rear and side, door to the rear garden.

Stairs to first floor landing, central heating thermostat.

First Floor Landing

Access to part boarded insulated loft space with lighting connected PIV unit.

Main Bedroom 3.81m (12'6") x 3.41m (11'2")

PVCu double glazed window to front, radiator, storage cupboard.

Bedroom 2 3.79m (12'5") x 2.81m (9'3")

PVCu double glazed window to rear, radiator, storage cupboard.

Bedroom 3 3.38m (11'1") x 1.54m (5'1")

PVCu double glazed window to front, radiator.

Family Bathroom

Fitted with three-piece suite comprising of deep panelled bath with independent mains shower over and glass screen, vanity wash hand basin with cupboards, close coupled WC, fully ceramic tiled walls, extractor fan, PVCu opaque double glazed window to rear, heated towel rail, vinyl floor covering.

Workshop 4.61m (15'1") x 2.38m (7'10")

Brick built with power and lighting connected, single glazed windows to side, radiator, floor mounted oil-fired combination boiler providing heating and hot water.

🌳 Outside – A Private Countryside Haven! 🌿

A BEAUTIFUL GARDEN RETREAT WITH MATURE GROUNDS, WONDERFUL PRIVACY & OPEN FIELD VIEWS! 🏡

From the moment you turn onto the long gravel driveway, framed by mature trees and established hedging, there is a wonderful sense of arriving somewhere special. The driveway opens into a generous gravelled parking area, providing ample space for several vehicles, while the surrounding greenery creates a delightful feeling of privacy and seclusion. 🏡

The rear garden is an absolute highlight! 🌸 Generous, established lawns are complemented by an abundance of mature trees, colourful planting, shrubs and hedging, creating a beautiful natural setting with interest around every corner. Attractive pathways meander through the grounds, leading to paved and gravelled seating areas, perfect for alfresco dining, summer barbecues or simply relaxing with a morning coffee while enjoying the peaceful surroundings. ☕ 🌿 A charming decorative pond adds another lovely feature, while the mature wooded area provides an enchanting backdrop and an additional sense of privacy. The property has private drainage.

Beyond the garden, beautiful open field views stretch across the surrounding countryside 🌿, completing this wonderfully tranquil setting. Whether you're a keen gardener, a nature lover or simply looking for somewhere to escape the hustle and bustle, these impressive grounds offer the space and surroundings to truly unwind.

A GARDEN TO FALL IN LOVE WITH – YOUR VERY OWN SLICE OF COUNTRYSIDE PARADISE! ❤️

Council Tax

Band B ~ £1,738.02 from April 2026 to March 2027, South Holland District Council.

EPC ~ E

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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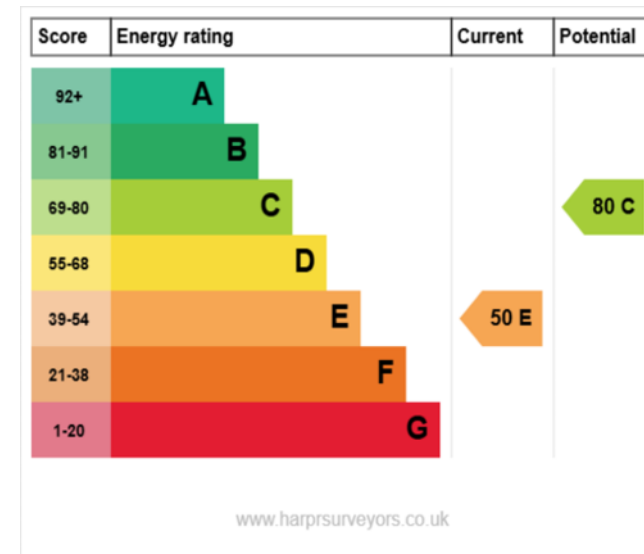
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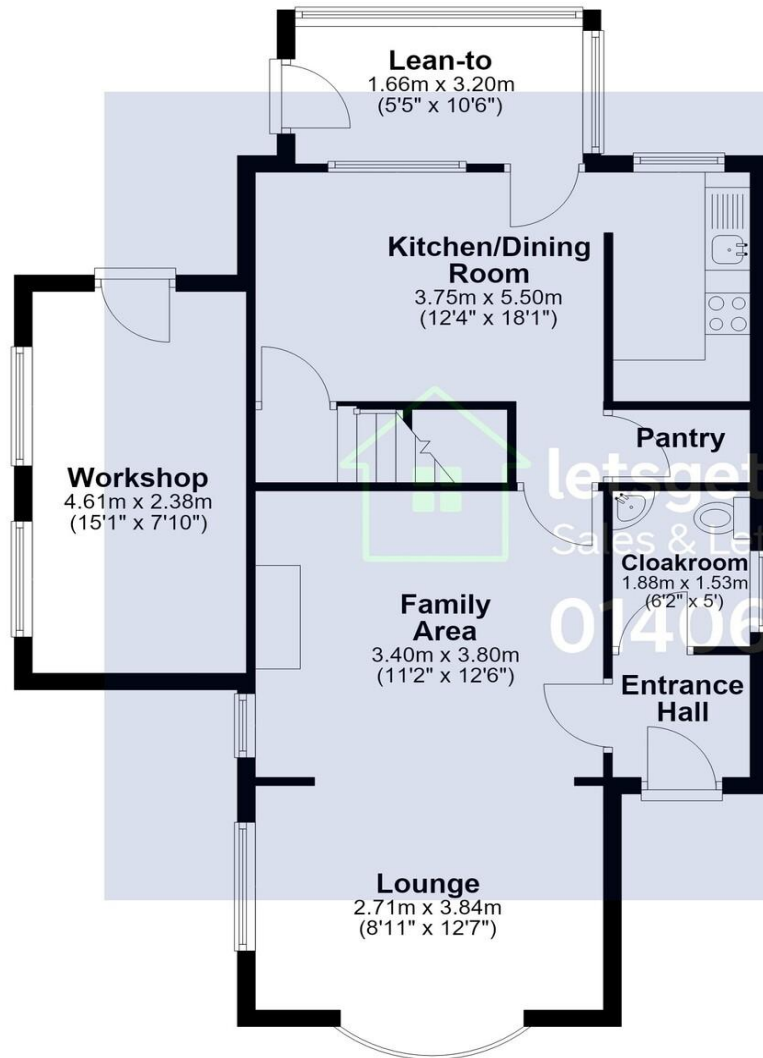
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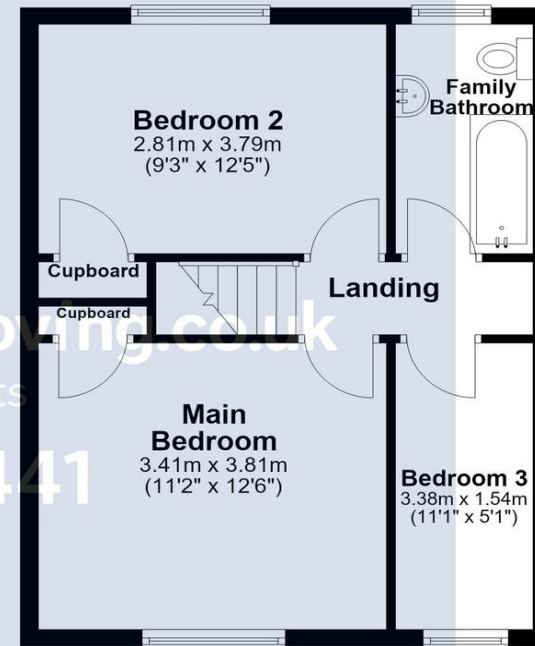
Ground Floor

Approx. 67.9 sq. metres (730.7 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.8 sq. feet)



Total area: approx. 107.5 sq. metres (1157.4 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'. The background is filled with blue and green confetti. 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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