

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



Fenland Walk, Holbeach £249,995

 **THE PERFECT FAMILY HOME—SPACIOUS, STYLISH AND READY TO ENJOY!** Set within the popular Fenland Walk area of Holbeach, this beautifully presented three-bedroom detached home delivers everything a growing family could need. With a bright lounge, separate dining room, fitted kitchen with pantry, utility room and downstairs cloakroom, the accommodation is both spacious and practical. Outside, you'll find off-road parking, a single garage and a generous enclosed rear garden—perfect for children, ente

Spacious Detached Family Home with a Generous Garden

This beautifully presented three-bedroom detached home offers bright, spacious and well-planned accommodation—perfect for modern family life. Featuring separate lounge and dining rooms, a fitted kitchen with pantry and a practical utility room, there is plenty of space for everyone. Outside, the generous enclosed rear garden provides an ideal setting for relaxing, entertaining and family time. Early viewing is highly recommended! 

 Three well-proportioned bedrooms

 Separate lounge and dining room

 Off-road parking and single garage

 Generous enclosed garden with lawn, patio and timber shed

 Call Let's Get You Moving anytime on 01406 424441—including evenings and weekends—to arrange your viewing.

 Let our family move yours.

Accommodation Comprises:

PVCu double-glazed entrance door to:

Porch

PVCu double glazed windows to front and side, laminate flooring, PVCu double-glazed inner entrance door, door to:

Entrance Hall

Radiator, laminate flooring, central heating thermostat, wired smoke alarm, coving to textured ceiling, stairs to first floor landing, door to:

Lounge 4.47m (14'8") x 3.63m (11'11")

PVCu double-glazed window to front, radiator, fitted carpet, telephone point, TV point, coving to textured ceiling, open plan to:

Dining Room 3.71m (12'2") x 2.98m (9'9")

Radiator, fitted carpet, coving to textured ceiling, PVCu double-glazed patio doors to garden.

Kitchen 3.68m (12'1") x 2.63m (8'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and swan neck mixer tap, tiled surround, space for fridge/freezer, Hotpoint built-in electric fan assisted double oven, built-in four ring halogen hob with extractor hood, PVCu double-glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling, understairs storage cupboard.

Pantry 1.71m (5'7") x 0.97m (3'2")

Vinyl floor covering, shelving.

Rear Lobby

PVCu double-glazed entrance door to side, door to:

Utility Room 2.37m (7'9") x 1.60m (5'3")

With worktop space over with tiled surround, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, PVCu double-glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling.

Cloakroom

PVCu double-glazed window to side, fitted with two-piece suite comprising, vanity wash hand basin with base cupboard and close coupled WC, half ceramic tiled walls.

First Floor Landing

PVCu double-glazed window to side, fitted carpet, coving to textured ceiling, door to:

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, PVCu double-glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling.

Bedroom 2 3.71m (12'2") x 3.40m (11'2") max

PVCu double-glazed window to rear, radiator, fitted carpet, door to Storage cupboard, door to:

Main Bedroom 4.47m (14'8") x 3.40m (11'2")

PVCu double-glazed window to front, radiator, fitted carpet, TV point.

Bedroom 3 2.56m (8'5") x 2.25m (7'5")

PVCu double-glazed window to front, radiator.

Garage 5.02m (16'6") x 2.37m (7'9")

Attached brick built single garage with power and lighting connected, CO alarm, wall mounted gas boiler serving heating and hot water, up and over door.

Outside

The open-plan frontage features a neatly maintained lawn with attractive flower and shrub borders, while a paved driveway provides off-road parking and leads to the single garage. 🚗 A side gate opens into the generous enclosed rear garden, which is mainly laid to lawn and complemented by established shrubs, a useful garden store and a paved patio—perfect for outdoor dining, entertaining or simply relaxing in the sunshine. 🌳 🌸 🌻

Directions

Leave our Church Street office and turn left at the traffic lights into West End. Continue along Spalding Road then take the left turn into Netherfields and then first left into Fenland Walk where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7NS.

Council Tax

Band C - £2,071.57 – 2026/2027

EPC – D

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.

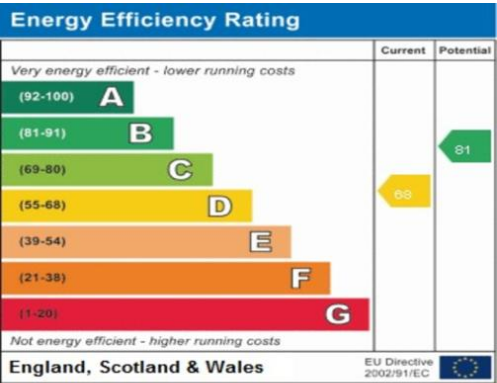
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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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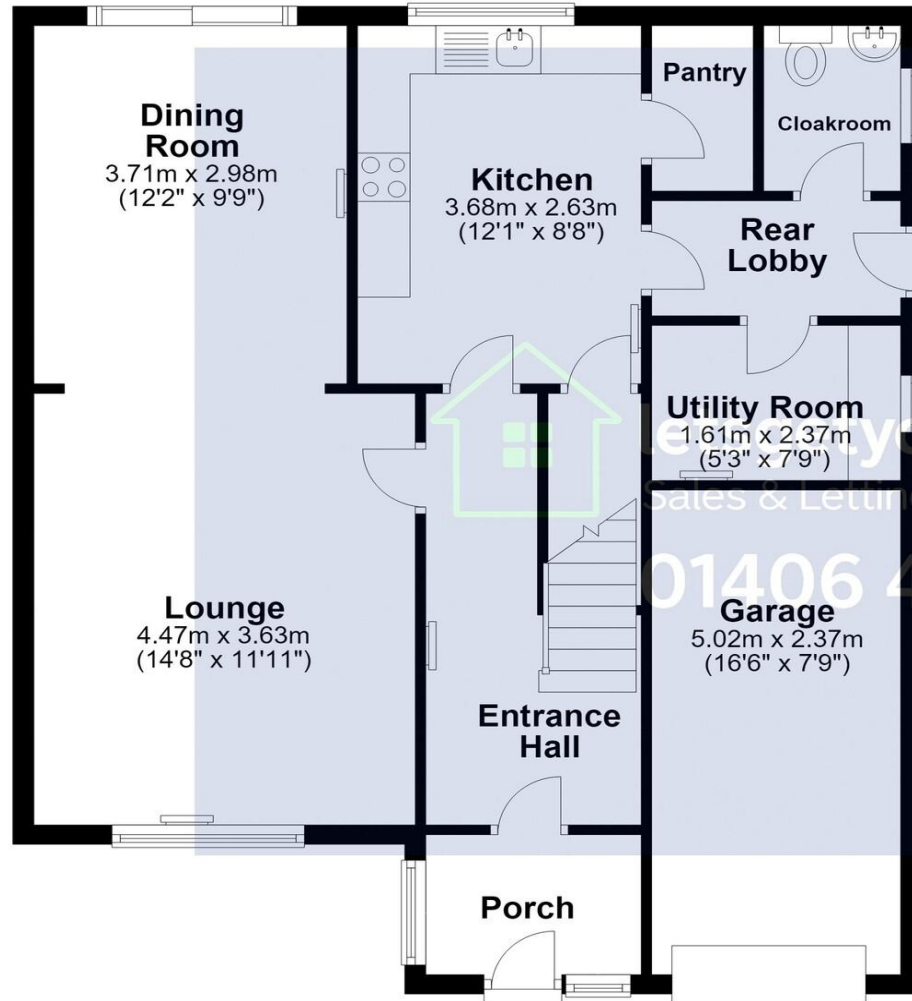
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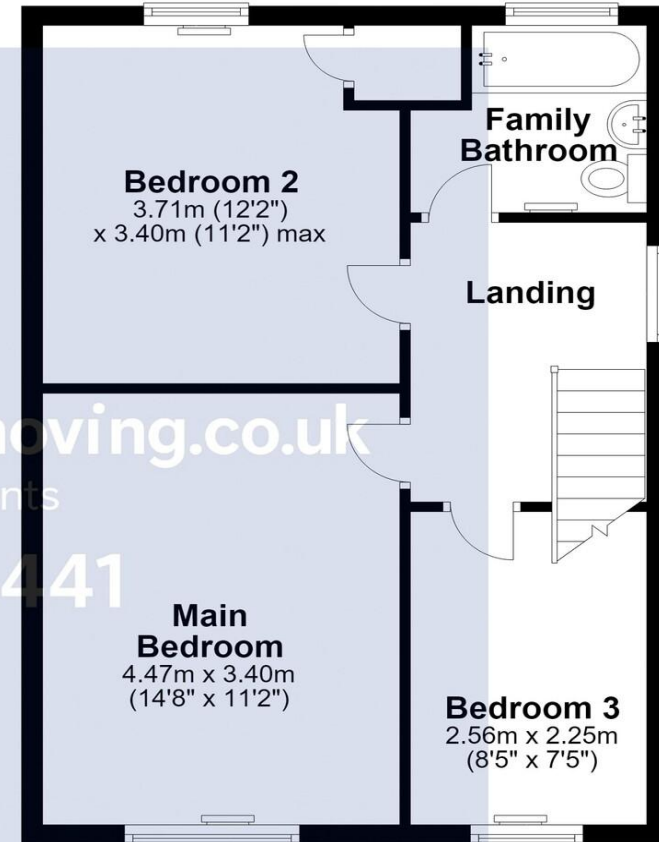
Ground Floor

Approx. 76.9 sq. metres (827.4 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



Total area: approx. 124.5 sq. metres (1340.3 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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