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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



# John Harrison Way £274,995

🏠 ✨ NO ONWARD CHAIN! A spacious detached family home situated in a popular area of Holbeach, offering excellent living accommodation throughout. Featuring a lounge, separate dining room, kitchen/breakfast room, utility room and cloakroom, together with 4 bedrooms, en-suite and family bathroom. Outside benefits from 🚗 off-road parking, a single garage and an enclosed rear garden with 🌿 lawn and 🌻 patio area. An ideal family home close to local amenities. Viewing highly recommended!

## A Fantastic Detached Family Home – Offered with NO ONWARD CHAIN!

Situated in a sought-after location within Holbeach, this beautifully presented detached family home offers generous living accommodation, off-road parking, a garage, and a private enclosed rear garden – making it an ideal choice for growing families or those looking for extra space.

Step inside to discover a welcoming entrance hall, spacious lounge, separate dining room, well-appointed kitchen/breakfast room, utility room, and convenient ground floor cloakroom. Upstairs, the property boasts four bedrooms, including a main bedroom with en-suite, together with a modern family bathroom.

Outside, the front garden is designed for low-maintenance living, with ample off-road parking leading to the single garage. To the rear, you'll find an enclosed garden, mainly laid to lawn, with a patio area perfect for outdoor dining and entertaining. 🌳 🌻

## 🔑 Key Features

✅ 🛏 Four well-proportioned bedrooms including en-suite to the main bedroom

✅ 🚪 Separate dining room, kitchen/breakfast room & utility room

✅ 🚗 Off-road parking and single garage

✅ 🌿 Enclosed rear garden with lawn and patio seating area

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

## Accommodation Comprises:

Part glazed entrance door with matching side panel to:

### Entrance Hall

Radiator, fitted carpet, central heating thermostat, stairs to first floor landing.

**Kitchen/Breakfast Room** 4.15m (13'7") x 3.00m (9'10")

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer, mixer tap and tiled surround, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood, PVCu double-glazed window to front and rear, radiator, ceramic tiled flooring, recessed ceiling spotlights, door to:

**Utility Room** 1.95m (6'5") x 1.80m (5'11")

Base units with worktop space over with tiled surround, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for tumble dryer, PVCu double-glazed entrance door.

**Lounge** 4.90m (16'1") max x 4.10m (13'5")

Two PVCu double-glazed windows to side, gas fire with wooden surround, radiator, fitted carpet, TV point.

**Dining Room** 3.55m (11'8") x 2.70m (8'10")

Radiator, ceramic tiled flooring, double-glazed patio door to garden, understairs storage cupboard.

**Cloakroom**

PVCu double-glazed window to rear, fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, radiator, ceramic tiled flooring.

**First floor Landing**

PVCu double-glazed window to side, radiator, fitted carpet, access to insulated loft space, door airing cupboard with linen shelving, door to:

**Main Bedroom** 5.14m (16'10") max x 4.15m (13'7") max

PVCu double-glazed window to front and rear, radiator, fitted carpet, built-in double wardrobe with hanging space and shelving, door to:

**En-suite**

Fitted with three-piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted mains shower and glass door, close coupled WC, tiled surround, PVCu opaque double-glazed window to rear, vinyl floor covering.

**Bedroom 2** 3.15m (10'4") x 2.75m (9')

PVCu double glazed window to side, built-in double wardrobe with hanging rail and shelving, radiator, fitted carpet.

**Bedroom 3** 3.48m (11'5") max x 2.80m (9'2") max

PVCu double-glazed window to side, radiator, fitted carpet.

**Bedroom 4** 3.15m (10'4") x 2.05m (6'9")

PVCu double-glazed window to side, radiator, fitted carpet.

**Family Bathroom**

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin, close coupled WC, tiled surround, PVCu opaque double-glazed window to rear, vinyl floor covering.

**Garage** 4.15m (13'7") x 2.64m (8'8")

Detached single garage with power and light connected, up and over door.

 **Outside**

The property enjoys an attractive, low-maintenance frontage with 🚗 ample off-road parking leading to the single garage, providing both convenience and practicality. A secure side gate offers access to the private rear garden, which is fully enclosed 🌿 and mainly laid to lawn, creating the perfect space for children to play, pets to roam, or simply to relax outdoors. A generous patio area 🌞 🍹 provides an ideal spot for outdoor dining, entertaining guests, or enjoying a morning coffee in the sunshine. 🏡 ✨

**Directions**

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road. At the roundabout take your first exit onto Greenwich Avenue, then your next left onto John Harrison Way where the property can be located on the left-hand side at the bottom of the cul-de-sac. For satellite navigation, the property postcode is: PE12 7JH.

**Council Tax**

Band D - £2,330.52 from April 2026 to March 2027, South Holland District Council.

**EPC – C**

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.

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Images used are from Stock.

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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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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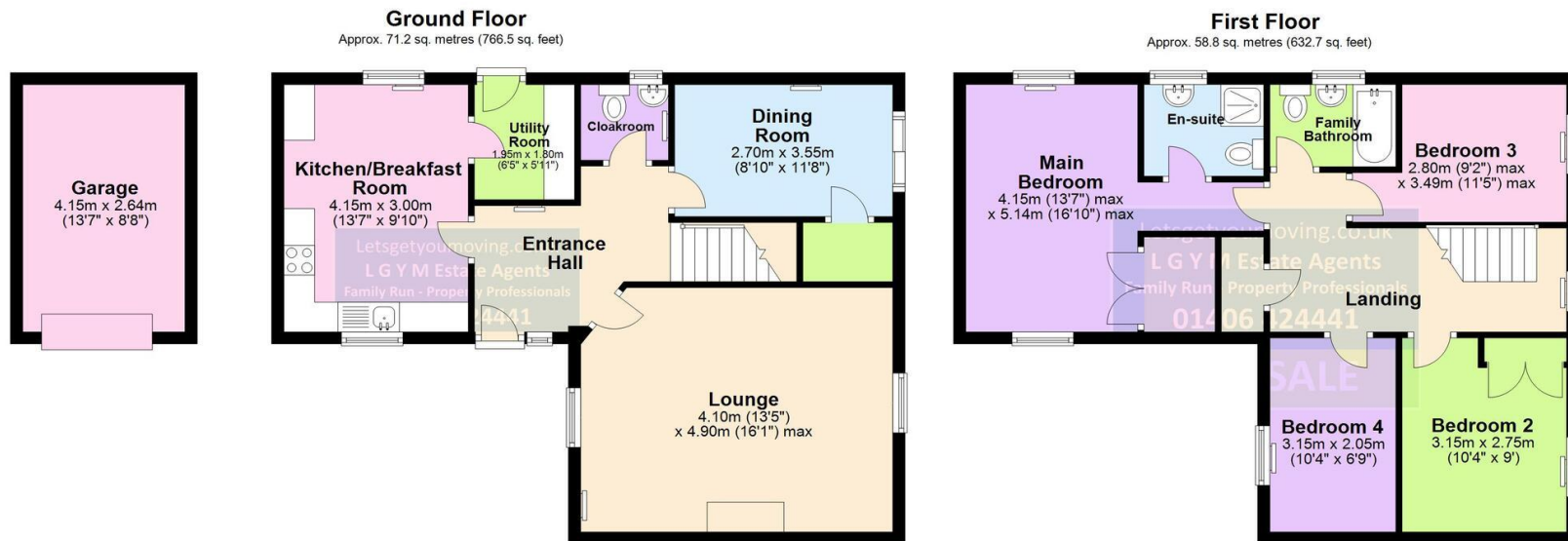
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Total area: approx. 130.0 sq. metres (1399.2 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

## 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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