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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



# Mondemont Close, Holbeach, PE12 7EP - £234,995

🏠 Set back from the road with a private approach, this well-positioned three-bedroom home offers spacious accommodation, ample off-road parking and an integral garage 🚗, making it an ideal choice for buyers looking for space, practicality and future potential.

The property is approached via a low-maintenance gravel frontage 🚗, providing excellent off-road parking, with a paved pathway leading to the covered entrance. A mature hedge 🌿 to one side adds a welcome degree of privacy, while the integral garage and well-balanced frontage create a smart and attractive first impression.

Step inside and the home continues to deliver, offering a spacious lounge 🛋️ perfect for relaxing, alongside a separate dining area 🍽️ ideal for entertaining. The layout is well suited to modern living, further complemented by a kitchen, pantry, utility room and ground floor shower room 🚿. To the first floor are three bedrooms 🛏️ and a family bathroom.

To the rear, the property truly comes into its own, with a generous private garden 🌳 enjoying an established feel, stocked with mature shrubs, trees and planting. A paved patio 🌞 and lawn create the perfect space for outdoor living, with excellent potential to enhance and personalise over time ✨.

## 🔥 Key Highlights:

- 🏠 Set back from the road with a private, attractive approach
- 🚗 Ample off-road parking plus integral garage
- 🛋️ Spacious lounge and separate dining area
- 🌿 Generous rear garden with privacy and future potential

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ACCOMMODATION COMPRISES:

Storm porch, Entrance door to:

Entrance Hall 4.77m (15'8") x 1.81m (5'11")

Telephone point, central heating thermostat, coving to textured ceiling with smoke detector, stairs to first floor landing with under-stairs storage cupboard, door to:

Lounge 4.78m (15'8") x 3.58m (11'9")

Sealed unit bow window to front, gas fire with wooden surround and inset and hearth, radiator, TV point, two wall lights, coving to textured ceiling, open plan to dining area.

Dining Area 3.64m (11'11") x 2.58m (8'6")

Radiator, coving to textured ceiling, PVCu double glazed French door to garden.

Kitchen 3.62m (11'11") x 2.80m (9'2")

Fitted with a matching range of base and eye level units with worktop space over, ceramic 1 ¼ sink unit with single drainer and mixer tap, tiled surround, eye level electric double oven, four ring gas hob with extractor hood, space for fridge, dishwasher, sealed unit window to rear, radiator, vinyl floor covering, coving to textured ceiling, door to:

Utility Room 2.74m (9') x 2.15m (7'1")

Plumbing for automatic washing machine, space for fridge/freezer, tumble dryer, sealed unit window to rear, radiator, vinyl floor covering, coving to textured ceiling, entrance door to garden, door to:

Pantry 2.18m (7'2") x 1.05m (3'5")

Vinyl floor covering, textured ceiling with shelving.

Shower Room 2.17m (7'1") x 1.55m (5'1")

Fitted with three-piece suite with comprising, tiled shower cubicle with fitted electric shower, glass doors, pedestal wash hand basin, close coupled WC, extractor fan, fully ceramic tiled walls, opaque sealed unit window to side, radiator, vinyl floor covering, coving to textured ceiling.

First Floor Landing 2.65m (8'8") x 2.43m (8')

Sealed unit window to side, radiator, door to:

Main Bedroom 4.81m (15'9") x 3.00m (9'10")

Sealed unit window to front, telephone point, TV point, radiator, coving to textured ceiling, door to:

Bedroom 2 3.65m (12') x 2.98m (9'9")

Sealed unit window to rear, radiator, coving to textured ceiling, access to insulated loft space.

Bedroom 3 3.23m (10'7") max x 2.43m (8')

Sealed unit window to front, radiator, coving to textured ceiling.

Family Bathroom 2.43m (8') x 2.41m (7'11")

Fitted with three-piece suite with comprising, deep panelled bath, pedestal wash hand basin and close coupled WC, fully ceramic tiled walls, extractor fan, shaver point, opaque sealed unit window to rear, airing cupboard housing, hot water cylinder, linen shelving, radiator, vinyl floor covering, coving to textured ceiling.

Garage 4.81m (15'9") x 2.75m (9')

Attached brick built single garage with power and light connected, roof storage area wall mounted gas boiler, sealed unit window to side, up and over door.

Outside 🌿

Set back from the road, the property enjoys a low-maintenance frontage 🚗 predominantly laid to gravel, providing ample off-road parking for multiple vehicles. A paved pathway leads to the covered entrance, while a mature hedge 🌳 to one side offers a good degree of privacy. The integral garage 🏠 and well-balanced façade combine to create an smart and welcoming first impression ✨.

To the rear, the garden is of a generous size 🌿 and benefits from a private, established feel 🌳, being well stocked with a variety of mature shrubs, trees and planting. A paved patio area ☀️ adjoins the property, ideal for seating and outdoor entertaining, with the remainder laid to lawn and bordered. Overall, this is a great outdoor space to enjoy immediately, with excellent scope to enhance and personalise over time 🛠️ ✨.

Leave our Church Street office, at the traffic lights bear far right onto Park Road, take the right turn onto Park Lane, then first left into Mondemont Close where the property can be located at the bottom of the Cu-de-sac. For the purpose of satellite navigation, the property postcode is: PE12 7EP.

Council Tax

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

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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Score	Energy rating	Current	Potential
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81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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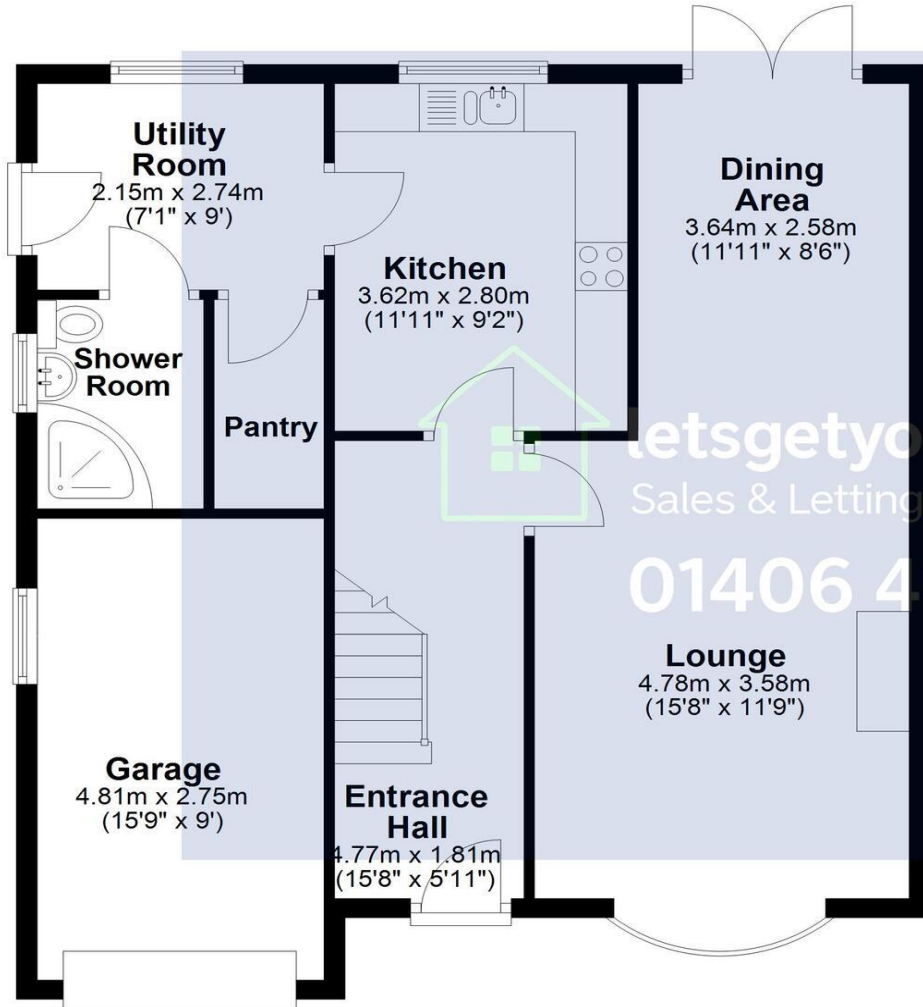
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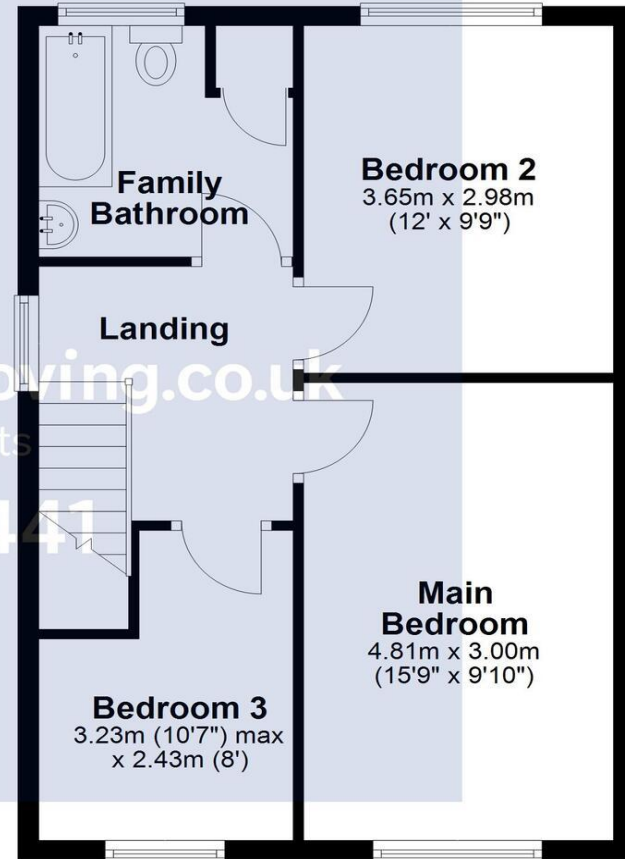
## Ground Floor

Approx. 73.3 sq. metres (789.4 sq. feet)



## First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 120.3 sq. metres (1294.6 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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The banner features a dark blue background with a green and white confetti pattern. On the left, a large '20' is displayed in a 3D green font, with a green ribbon below it containing the years '2006-2026'. The text 'letsgetyoumoving.co.uk' is in white, 'Customer focused since 2006' is in green, and 'give us a call anytime for your free valuation' is in white. A green button with the phone number '01406 424441' is on the right.