

letsgetyoumoving.co.uk

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



Broome Way, Holbeach £269,995 PE12 7JZ

Well-positioned three-bedroom home enjoying a pleasant outlook over a green area on the outskirts of Holbeach. Offering a lounge, separate dining area, kitchen, cloakroom, en-suite to the main bedroom, attached garage, ample parking and an enclosed rear garden with patio and greenhouse. Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends.

Occupying a pleasant position on the outskirts of Holbeach and enjoying an attractive outlook over the nearby green area, this well-presented three-bedroom home sits sideways on its plot, giving it a lovely sense of space and an appealing setting. 🌿🏠

Inside, the property offers well-proportioned accommodation ideal for modern family living, comprising an entrance hall, cloakroom, comfortable lounge, separate dining area, and a fitted kitchen with access through to the attached garage. To the first floor, there are three bedrooms, including a main bedroom with en-suite, together with a family bathroom. 🛏️💡

Outside, the property is enclosed by a five-bar gate, timber fencing and hedging, creating a secure and welcoming approach. The front is mainly laid to lawn, with a gravel driveway providing ample off-road parking and access to the attached garage, while a further lawned area to the side adds to the overall kerb appeal. 🚗🌳

A hand gate leads through to the enclosed rear garden, which is mainly laid to lawn and offers an excellent outdoor space for families, entertaining or simply relaxing. There is a large patio area, shrub borders, inset trees, a gravel section, greenhouse and outside lighting, making this a practical and enjoyable garden space to use throughout the seasons. 🌸☀️

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4 Key Points

- 🌿 Overlooks an attractive green area on the outskirts of Holbeach
 - 🛏️ Three bedrooms, including main bedroom with en-suite
 - 🚗 Gravel driveway, ample off-road parking and attached garage
- 🌸 Enclosed rear garden with large patio, greenhouse and established planting

Accommodation Comprises:

Storm Porch

PVCu double glazed entrance door to:

Entrance Hall 3.01m (9'11") x 1.80m (5'11")

PVCu double glazed window to side, radiator, central heating thermostat, broadband point, coving to textured ceiling, stairs to first floor landing, door to:

Lounge 3.63m (11'11") x 3.61m (11'10")

PVCu double glazed window to rear, coal effect gas fire with stone surround, inset and hearth, radiator, TV point, coving to textured ceiling, open plan to:

Dining Area 2.86m (9'5") x 2.47m (8'1")

PVCu double glazed window to side, radiator, coving to textured ceiling, PVCu double glazed French doors to garden.

Cloakroom 1.75m (5'9") x 1.69m (5'7")

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

Kitchen 3.61m (11'10") x 3.00m (9'10")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl polycarbonate sink unit with single drainer, mixer tap, tiled surround, integrated fridge and dishwasher, fitted multi fuel electric/gas cooker, built-in four ring gas hob with pull out extractor hood, fan assisted oven, PVCu double glazed window to front and side, radiator, laminate flooring, coving to textured ceiling, door to:

Garage 4.82m (15'10") x 2.88m (9'5")

Attached brick built single garage with power and lighting connected, wall mounted gas boiler serving heating and hot water, plumbing for automatic washing machine, stainless steel sink unit with single drainer, space for freezer and tumble dryer, remote control operated roller shutter door.

First Floor

Landing 2.94m (9'8") x 0.79m (2'7")

Coving to textured ceiling, door to:

Main Bedroom 4.19m (13'9") x 3.00m (9'10")

PVCu double glazed bay window to front, built-in walk-in wardrobes with hanging rail and shelving, radiator, TV point, coving to textured ceiling, door to:

En-suite Shower Room 2.30m (7'6") x 1.73m (5'8")

Fitted with three-piece suite with comprising, tiled shower cubicle with fitted mains shower and glass door, pedestal wash hand basin, close coupled WC, extractor fan, shaver point, fully ceramic tiled walls, velux window to side, heated towel rail, ceramic tiled flooring, coving to textured ceiling.

Bedroom 2 4.63m (15'2") x 3.59m (11'9")

PVCu double glazed window to side, fitted double wardrobes with hanging rails and shelving, radiator, coving to textured ceiling, airing cupboard housing, hot water cylinder, linen shelving, access to insulated loft space, door to:

Bedroom 3 3.61m (11'10") max x 3.08m (10'1")

PVCu double glazed window to rear, radiator, TV point, coving to textured ceiling.

Family Bathroom

Fitted with three-piece suite with comprising, deep panelled bath with hand shower attachment over, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, extractor fan, shaver point, velux window to side, heated towel rail, ceramic tiled flooring, coving to textured ceiling.

Outside

The property occupies a generous plot, positioned sideways to take full advantage of its outlook, and is enclosed by a five-bar gate, timber fencing and established hedging, creating a secure and attractive approach. The front is mainly laid to lawn, complemented by a gravel driveway providing ample off-road parking and access to the attached single garage, with a further lawned section to the side enhanced by inset trees, adding to the overall kerb appeal. 🌿 🚗

A hand gate leads through to the enclosed rear garden, which offers a well-balanced and versatile outdoor space. Predominantly laid to lawn, the garden features a substantial patio area ideal for seating and outdoor entertaining, with shrub borders and inset trees providing colour and interest. A gravel section, greenhouse and outside lighting complete this practical and enjoyable garden, suitable for use throughout the seasons. 🌸 🌻

Directions

Leave our Church Street office and turn right, at the junction turn right onto Hall Gate and at the roundabout take the last exit and proceed onto Wignals Gate, take the right turn onto Maple Grove, take your next right onto Broome Way where the property can be located on the left-hand side. For satellite navigation, the property postcode is: PE12 7JZ.

Council Tax

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

EPC ~ TBC

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 |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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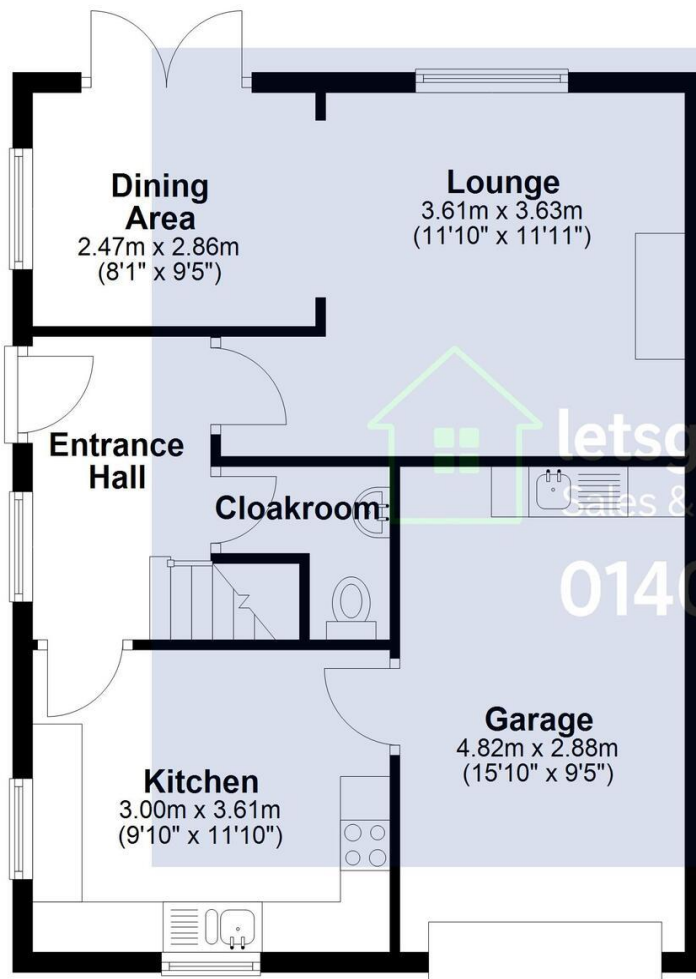
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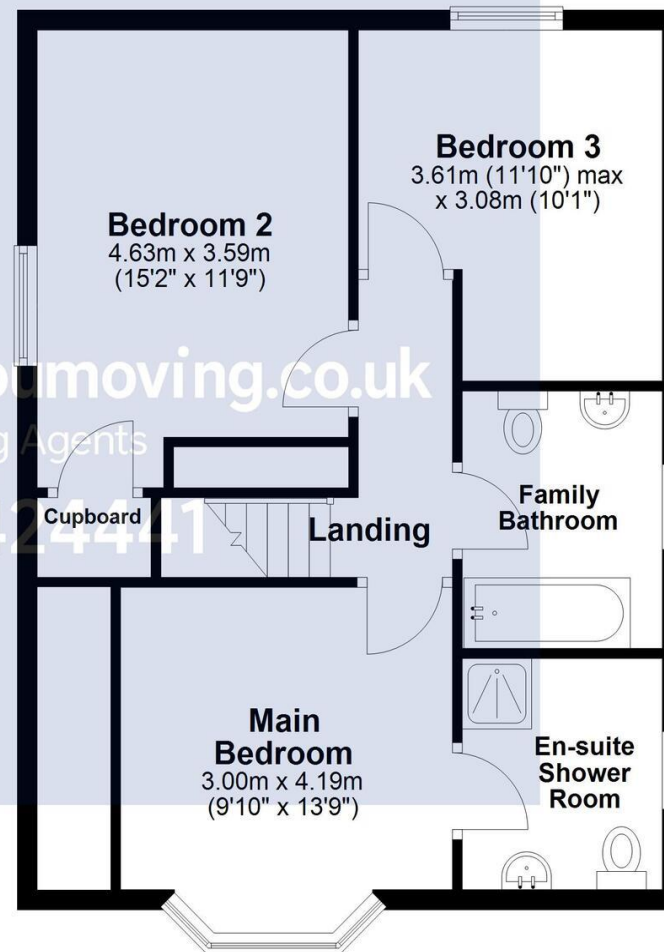
Ground Floor

Approx. 57.1 sq. metres (614.2 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



Total area: approx. 112.9 sq. metres (1214.9 sq. feet)

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Disclaimer

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

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2006-2026

The banner features a dark blue background with a green and white confetti pattern. On the left, a large green '20' is displayed with a 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.