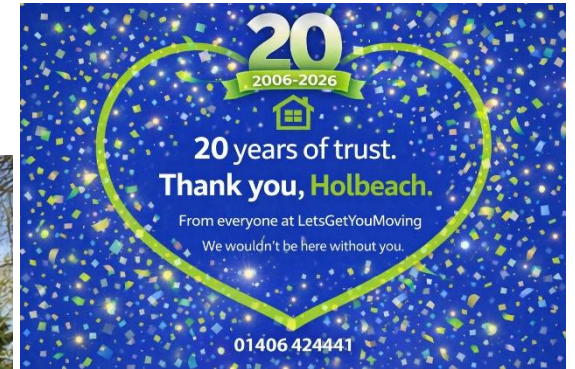


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Sales & Letting Agents



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



Fleet Street, Holbeach £349,995 (OFFERS IN EXCESS OF)

An exceptional bespoke home set in a quiet central Holbeach location, within walking distance of the town centre. Offering spacious accommodation including kitchen/diner, utility, lounge, cloakroom, galleried landing, and a principal bedroom with dressing room and en-suite. Externally benefiting from ample parking, double garage, and enclosed low-maintenance gardens. Freehold. Call us ANYTIME – 01406 424441.

An exceptional bespoke residence set within a discreet and quiet position in the very heart of Holbeach, offering refined living just moments from the town centre and its full range of amenities.

Designed with both style and practicality in mind, this impressive home delivers spacious, high-quality accommodation throughout. The ground floor is introduced via a welcoming entrance hall, leading to a superb kitchen/dining space ideal for modern family living and entertaining, complemented by a separate utility room, elegant lounge, and cloakroom.

To the first floor, a striking galleried landing enhances the sense of space and light, giving access to the principal suite — a standout feature of the home — complete with a dressing room and a well-appointed en-suite bathroom.

Externally, the property continues to impress with an open-plan frontage and extensive hardstanding, providing ample parking and access to a double garage. The enclosed side and rear gardens are thoughtfully designed for low maintenance, offering a private and manageable outdoor space without compromise.

This is a rare opportunity to acquire a distinctive, executive home combining central convenience with a peaceful setting — perfectly suited to buyers seeking something a cut above the standard market offering.

Freehold. Call us ANYTIME to arrange your viewing – 01406 424441, evenings and weekends. 📞

Key Selling Points

Executive bespoke home in a prime central yet quiet location
Impressive galleried landing creating a strong sense of space
Principal suite with dressing room and en-suite bathroom
Double garage, ample parking, and private low-maintenance gardens

Accommodation Comprises:

PVCu double glazed entrance doors to:

Entrance Hall 3.73m (12'3") x 3.58m (11'9")

Radiator, wooden flooring, telephone point, central heating thermostat, coving to ceiling with recessed ceiling spotlights, stairs to first floor gallery landing, door to:

Office/bedroom 5 4.91m (16'1") x 2.41m (7'11")

Two PVCu double glazed windows to side, cupboards with shelving and drawers, workspace over, radiator, wooden flooring, telephone point, TV point, coving to ceiling with recessed ceiling spotlights.

Lounge 4.95m (16'3") x 4.90m (16'1")

Two radiators, wooden flooring, telephone point, TV point, coving to ceiling with recessed ceiling spotlights, PVCu double glazed French doors and matching windows with bi-folding shutters.

Dining Area 4.46m (14'8") x 3.62m (11'11")

Wooden flooring, telephone point, coving to ceiling with recessed ceiling spotlights, PVCu double glazed French doors, matching side panels with wood folding bi-folding shutters, open plan to:

Kitchen Area 4.46m (14'8") x 3.73m (12'3")

Fitted with a matching range of base and eye level units with worktop space over, integrated 1 1/4 sink unit with single drainer and instant hot water mixer tap, integrated fridge, dishwasher, fitted built-in eye level fan assisted double oven, built-in two ring electric hob, built-in two ring gas hob with extractor hood over, built-in microwave, PVCu double glazed window to rear and side, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights, PVCu double glazed entrance to leading to the garden.

Utility Room 3.61m (11'10") x 2.35m (7'9")

Fitted with a matching range of base and eye level units with worktop space over, matching full height storage cupboard with shelves, stainless steel sink unit with single drainer and mixer tap, tiled surround, extractor fan, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, radiator, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights, PVCu double glazed entrance door to garden.

Cloakroom

PVCu opaque double glazed window to side, fitted with two-piece suite comprising, pedestal wash hand basin, close coupled W.C, extractor fan, tiled splashback, radiator, ceramic tiled flooring, coving to ceiling.

First Floor Has Restrictive Head Height

First Floor Galleried Landing

Double glazed ventilated Velux window with electric blind. coving to ceiling with recessed ceiling spotlights, access to insulated loft space, storage cupboard, airing cupboard with hot water cylinder, linen shelving.

Main Bedroom 4.91m (16'1") x 3.91m (12'10") max

Two double glazed ventilated Velux windows with blinds. radiator, telephone point, TV point, coving to ceiling with recessed ceiling spotlights, door to:

Dressing Room 3.63m (11'11") x 3.03m (9'11")

Skylight, built-in wardrobes with hanging rails and shelving, recessed ceiling spotlights, ventilated velux window, door to:

En-suite Bathroom 3.58m (11'9") x 3.03m (9'11")

Fitted with four-piece suite comprising deep panelled bath, vanity wash hand basin with cupboard under, half height ceramic tiled walls, tiled shower cubicle with fitted mains shower and glass door, close coupled WC, heated towel rail, extractor fan, double glazed ventilated Velux window, storage cupboards with shelving, ceramic tiled flooring, recessed ceiling spotlights.

Bedroom 2 4.47m (14'8") x 3.24m (10'8")

Double glazed ventilated Velux window, fitted wardrobes with hanging rails and shelving, radiator, telephone point, TV point, coving to ceiling with recessed ceiling spotlights.

Bedroom 3 4.47m (14'8") x 3.00m (9'10")

Double glazed ventilated Velux window, radiator, telephone point, TV point, coving to ceiling with recessed ceiling spotlights.

Bedroom 4 5.00m (16'5") x 3.23m (10'7") max

Double glazed ventilated Velux window with blind, radiator, TV point with recessed ceiling spotlights.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with fitted mains shower and glass screen, pedestal wash hand basin, shaver point, half height ceramic tiled walls, with fitted mains shower and glass door, close coupled WC, heated towel rail, extractor fan, double glazed ventilated Velux window, tiled flooring, recessed ceiling spotlights.

Garage

Attached brick built double garage, power and light connected, wall mounted gas boiler serving heating system, cold water tap. remote-controlled electric roller doors, PVCu double glazed entrance door to garden.

Outside

From Fleet Street, the shared access to the property is open plan to a paved driveway leading to double garage and off road parking, side gate leading to the enclosed rear and side gardens by wood panel fencing, large patio area, area laid to lawn with veg plot, side gate leading to the front of the property.

Directions

Leave our Church Street office and turn right at the traffic lights and proceed along High Street, on to Fleet Street, at number 42 take the driveway where the property can be located at the end of the driveway. For the purpose of satellite navigation, the property postal code is PE12 7AF.

Council Tax Banding

Band D – TBC South Holland District Council.

EPC - B

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.

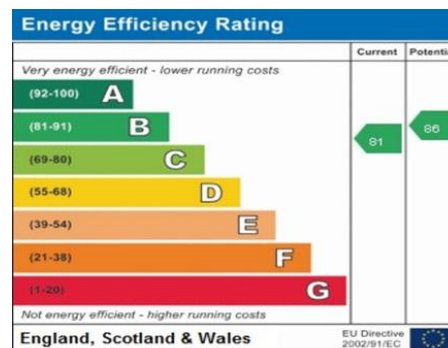
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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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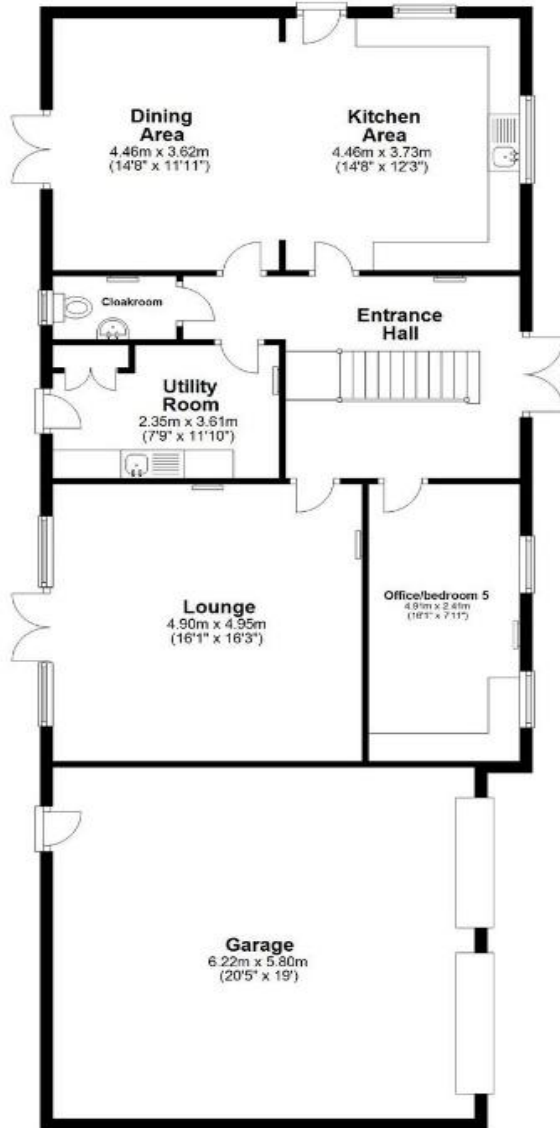
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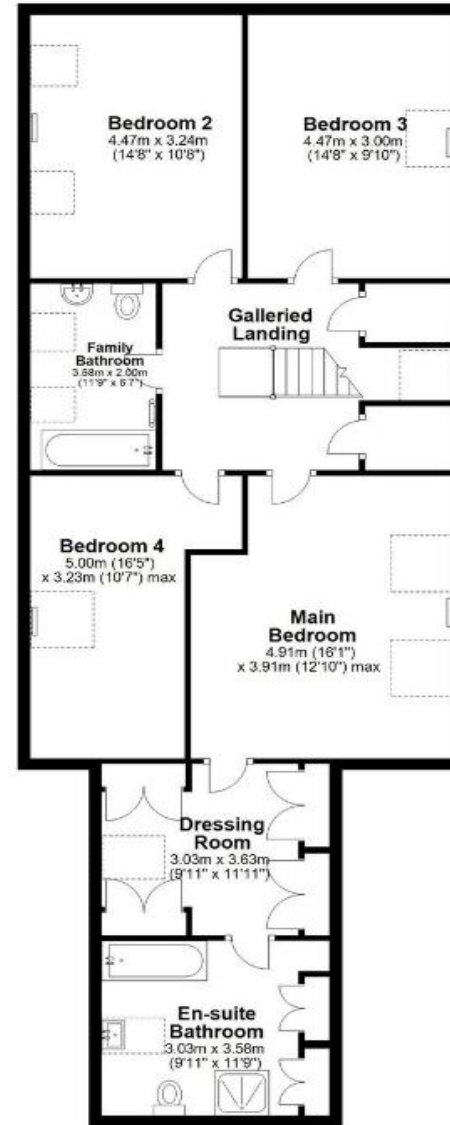
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Ground Floor
 Approx. 134.6 sq. metres (1449.3 sq. feet)



First Floor
 Approx. 108.2 sq. metres (1165.1 sq. feet)



Total area: approx. 242.9 sq. metres (2614.4 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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The banner features a dark blue background with a green and white confetti pattern. On the left, the number '20' is prominently displayed in a large, white, 3D-style font with a green gradient, set against a green ribbon that reads '2006-2026'. To the right, the website URL 'letsgetyoumoving.co.uk' is written in white. Below it, the text 'Customer focused since 2006' is in a bold green font, followed by 'give us a call anytime for your free valuation' in white. A green rounded rectangle on the far right contains the phone number '01406 424441' in white.