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Sales & Letting Agents



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

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



# Fen Road, Holbeach £189,995

MOVE FAST! A well-proportioned two double bedroom home in Holbeach offering a spacious lounge/diner, kitchen and utility, along with a ground floor bathroom. Outside benefits from off-road parking to the front and side, plus a generous enclosed rear garden providing excellent outdoor space and potential. Ideal first-time buy or investment. Freehold. Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends!




An excellent opportunity for first-time buyers, investors or those looking to take their first step onto the property ladder, this well-proportioned two double bedroom home is situated within the popular market town of Holbeach.

The accommodation briefly comprises a spacious lounge/diner, kitchen, utility room and a ground floor family bathroom, while to the first floor there are two generous double bedrooms.

Outside, the property benefits from off-road parking to both the front and side, together with a good-size enclosed rear garden mainly laid to lawn. There is also a hard standing area and useful garden storage, making this an ideal home for buyers wanting practical outside space with further potential.

This is a freehold property and is offered to the market:

## Key Features

-  Two double bedrooms
-  Parking to front and side
-  Generous enclosed rear garden

Viewing is highly recommended – Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends!

## Accommodation Comprises:

PVCu double-glazed entrance door

Utility Room 2.83m (9'3") x 1.68m (5'6")

Fitted with a base unit, extractor fan, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for tumble dryer, PVCu double-glazed window to front and side, radiator, vinyl floor covering, coving to ceiling, smoke detector, PVCu double-glazed entrance door to:

Kitchen 3.91m (12'10") x 2.31m (7'7")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap, tiled surround, under-unit lights, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood, PVCu double-glazed window to rear, vertical radiator, vinyl floor covering, HALO central heating thermostat, coving to ceiling with recessed ceiling spotlights, smoke detector, door to:

Dining Area 3.82m (12'6") x 3.42m (11'3")

PVCu double-glazed window to side, radiator, coving to ceiling with recessed ceiling spotlights, stairs to first floor landing, open plan to:

Lounge Area 3.82m (12'6") x 3.05m (10')

PVCu double-glazed window to front and side, fireplace with hearth, radiator, telephone point, TV point, coving to ceiling with recessed ceiling spotlights and smoke detector.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent mains shower over and glass screen, vanity wash hand basin with base cupboard, mirror, close coupled WC, part ceramic tiled walls, heated towel rail, extractor fan, PVCu double-glazed window to side, vinyl floor covering, coving to ceiling with recessed ceiling spotlights.

First Floor Landing

PVCu double glazed window to side, coving to ceiling with smoke detector, door to:

Main Bedroom 3.84m (12'7") x 3.07m (10'1")

PVCu double-glazed window to front, radiator, TV point, coving to ceiling, access to insulated loft space.

Bedroom 2 3.39m (11'1") x 2.87m (9'5")

PVCu double-glazed window to rear, radiator, TV point, coving to ceiling, door to storage cupboard.

Outside 🌿

The property enjoys a low-maintenance gravel frontage, providing off-road parking to both the front and side 🚗—ideal for multiple vehicles or visiting guests. To the rear, there is a generous enclosed garden mainly laid to lawn, complemented by a paved patio area and additional hard standing space, perfect for seating, entertaining or future use ☀️🪑.

The garden is securely enclosed by timber fencing, offering a good degree of privacy, and further benefits from useful garden storage, outside lighting, power points and an external water tap—delivering practicality alongside space and potential 🪛💡🔧

#### Directions

Leave our Church Street office and turn right, continue onto Station Street proceeding onto Fen Road where the property can be located on the right-hand side just before the bend. For satellite navigation the property postcode is: PE12 8QA.

#### Council Tax

Band A ~ £1,553.68, 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.**

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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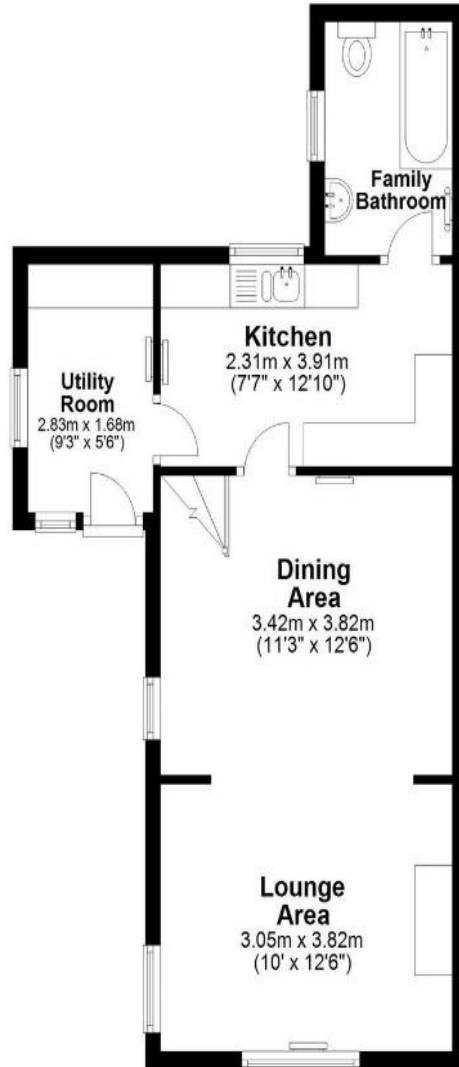
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**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

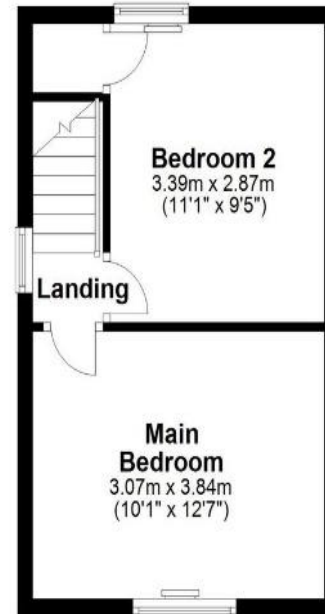
### Ground Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



### First Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



Total area: approx. 69.8 sq. metres (750.9 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 effect. 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 rounded rectangle on the right contains the phone number '01406 424441' in white.