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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, Holbeach £259,995

A well-presented detached home set in a quiet cul-de-sac in Holbeach, offering three double bedrooms, ensuite to the main bedroom, and a family bathroom. The ground floor includes an entrance hall, spacious lounge, kitchen, separate dining room, utility room, and cloakroom. Outside offers parking for two cars, a front garden, single garage, and an enclosed rear garden with patio and lawn. Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends!

John Harrison Way, Holbeach, Lincolnshire, PE12 7JH

This well-presented detached home is tucked away in a quiet cul-de-sac within the popular market town of Holbeach 🏠, offering spacious and practical accommodation ideal for family living.

The property features three double bedrooms 🛏️, including a main bedroom with ensuite 🚿, together with a modern family bathroom 🚿 serving the remaining bedrooms.

On the ground floor, the accommodation comprises an entrance hall, generous lounge 🛋️, kitchen 🍳, separate dining room 🍴, utility room, and cloakroom, providing a well-balanced layout with plenty of everyday living space.

Outside, the property benefits from off-road parking for two vehicles 🚗 🚗, a front garden, and a single garage. A side gate gives access to the enclosed rear garden 🌿, which enjoys a patio area 🌞 and lawn, making it a great space for relaxing or entertaining.

A tidy, ready-to-move-into home in a sought-after residential setting — early viewing is strongly advised.

★ Key Features:

- 🏠 Quiet cul-de-sac location in popular Holbeach
- 🛏️ Three genuine double bedrooms with ensuite to main
- 🚗 Parking, garage, and enclosed private rear garden
- 🍴 Versatile layout with dining room, utility & cloakroom

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Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall 2.59m (8'6") x 2.21m (7'3")

Radiator, telephone point, central heating Hive thermostat, smoke detector, stairs to first floor landing, door to:

Cloakroom 1.40m (4'7") x 0.94m (3'1")

Fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, extractor fan, radiator, vinyl floor covering.

Lounge 5.14m (16'10") x 4.33m (14'2")

Two PVCu double glazed windows to front, electric fire with wooden surround, stone inset and hearth, radiator, telephone point, TV point, fibre broadband connection point.

Dining Room 3.21m (10'6") x 2.70m (8'10")

Radiator, double bi-fold doors to the lounge, PVCu double glazed patio door to garden.

Kitchen 3.02m (9'11") x 2.70m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, plumbing dish washing, fitted electric fan assisted oven, four ring gas hob with extractor hood, PVCu double glazed window to rear, radiator, ceramic tiled flooring, recessed ceiling spotlights, door to:

Utility Room 2.70m (8'10") x 1.58m (5'2")

With worktop space over fitted with a matching range of eye level cupboards, wall mounted gas combination boiler serving heating and hot water, plumbing for automatic washing machine, space for fridge, freezer and tumble dryer, radiator, ceramic tiled flooring, PVCu double glazed entrance door to garden.

First Floor Landing 2.01m (6'7") x 2.00m

Access to part boarded insulated loft space, airing cupboard housing, linen shelving, radiator, door to:

Main Bedroom 4.17m (13'8") x 3.29m (10'10") plus 0.06m (0'2") x 0.06m (0'2")

PVCu double glazed window to rear, built-in double wardrobe with hanging rail and shelving, radiator, telephone point, TV point.

En-suite 1.38m (4'6") x 1.30m (4'3")

Fitted with three-piece suite comprising of pedestal wash hand basin, tiled shower cubicle with fitted mains shower and glass door, close coupled WC, tiled splashbacks, extractor fan, shaver point, PVCu opaque double glazed window to rear, radiator, vinyl floor covering, recessed ceiling spotlights.

Bedroom 2 3.85m (12'8") max x 3.08m (10'1") max

Two PVCu double glazed windows to front, radiator, telephone point, TV point, door to storage cupboard with shelving.

Bedroom 3 3.05m (10') x 2.96m (9'9")

PVCu double glazed window to front, built-in double wardrobe with hanging rail and shelving, radiator, TV point.

Family Bathroom 2.29m (7'6") x 1.64m (5'4")

Fitted with three-piece suite with comprising, deep panelled bath with independent shower over and glass screen, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, extractor fan, shaver point, PVCu opaque double glazed window to rear, radiator, vinyl floor covering, recessed ceiling spotlights.

Garage 5.05m (16'7") x 2.56m (8'5")

Power and Light connected, up and over door.

Outside

The front of the property is enclosed by mature hedging with an area laid to lawn, external power point and a driveway providing off-road parking leading to a single garage. A side gate allows access to the enclosed rear garden, which features wood panel fencing, a lawned area, patio space, useful storage area, downlighting and an outside tap.

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 right-hand side at the bottom of the cul-de-sac. For satellite navigation, the property postcode is: PE12 7JH.

Council Tax

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

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.

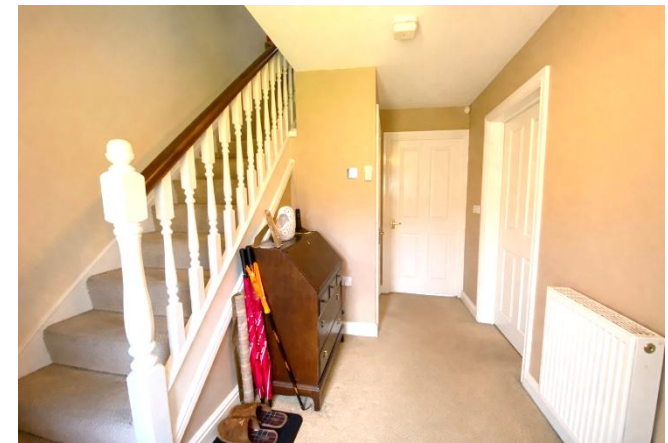
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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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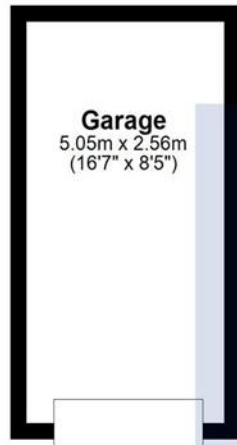
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

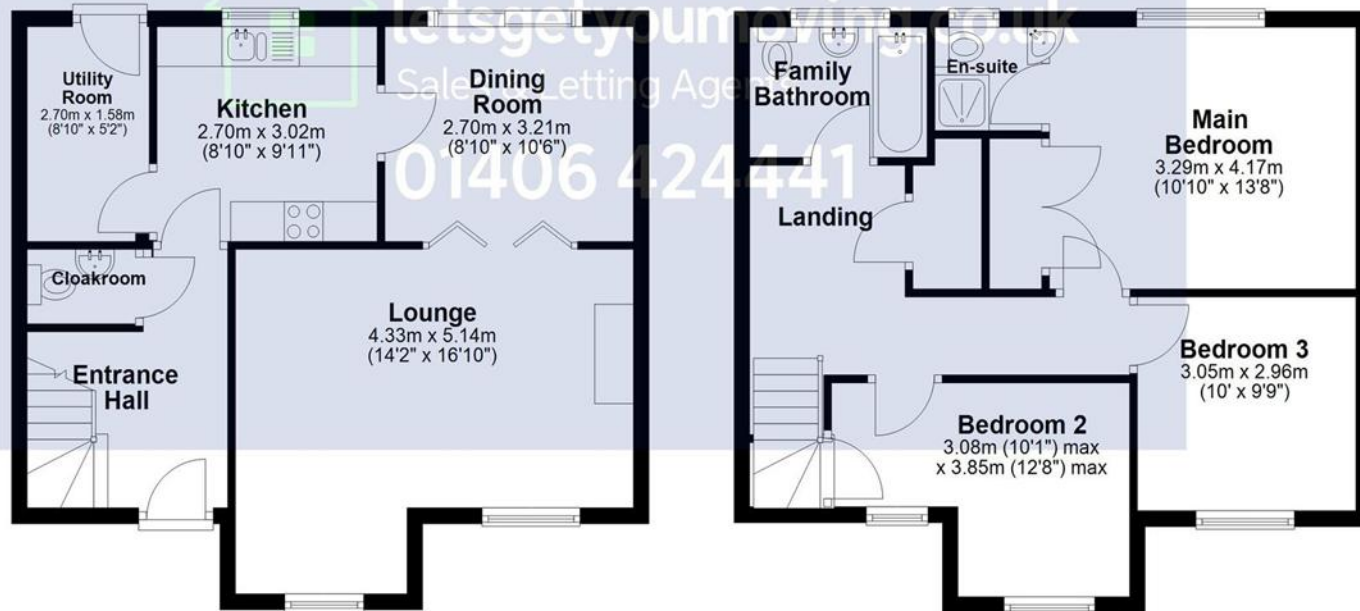
Approx. 65.9 sq. metres (709.2 sq. feet)



Garage
5.05m x 2.56m
(16'7" x 8'5")

First Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



Utility Room
2.70m x 1.58m
(8'10" x 5'2")

Kitchen
2.70m x 3.02m
(8'10" x 9'11")

Dining Room
2.70m x 3.21m
(8'10" x 10'6")

Cloakroom

Entrance Hall

Lounge
4.33m x 5.14m
(14'2" x 16'10")

Family Bathroom

En-suite

Landing

Main Bedroom
3.29m x 4.17m
(10'10" x 13'8")

Bedroom 3
3.05m x 2.96m
(10' x 9'9")

Bedroom 2
3.08m (10'1") max
x 3.85m (12'8") max

Total area: approx. 115.4 sq. metres (1241.7 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 effect. 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.