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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



# Battlefields Lane South, Holbeach £224,995

Set back from the road, this well-presented two-bedroom home offers generous parking 🚗, spacious and versatile living including a sunroom ☀️, and a private enclosed garden 🌿 with garage and outbuilding 🏠. A solid all-rounder with real appeal 🔑. Call us ANYTIME to book your viewing 📞 - 01406 424441, evenings and weekends!

🏠 **Battlefields Lane, Holbeach, Lincolnshire, PE12 7PH**

The property enjoys an attractive frontage 🌿, set back from the road with a generous gravel driveway providing ample off-road parking 🚗, along with a further paved driveway and gated side access 🗝️. Inside, the well-proportioned accommodation includes an entrance hall, lounge 🛋️, separate dining room 🍽️, sunroom ☀️, kitchen with pantry and rear lobby, family bathroom 🚿, and two good sized bedrooms 🛏️, with en-suite to the main. To the rear, there is a good size enclosed garden 🌳, mainly laid to lawn with a paved patio area, along with a garage/outbuilding 🏠 and side access. Call us ANYTIME 📞, evenings and weekends – 01406 424441.

## ★ Key Features:

- Generous plot with extensive off-road parking 🚗, gravel and paved driveways, plus gated side access 🗝️
  - Well-proportioned accommodation including lounge 🛋️, dining room 🍽️ and sunroom ☀️
    - Two good sized bedrooms 🛏️ with en-suite to the main bedroom 🚿
    - Enclosed rear garden 🌿 with patio, lawn and useful garage/outbuilding 🏠

## Accommodation Comprises:

Storm porch

PVCu double glazed entrance door to:

Entrance Hall 3.55m (11'8") x 0.91m (3')

Door to:

Dining Room 3.20m (10'6") x 3.19m (10'6") max

PVCu double glazed window to side, storage cupboard with shelving, radiator, Air-con unit, coving to ceiling, open plan to kitchen and lounge

Kitchen 3.76m (12'4") max x 2.72m (8'11") min

Fitted with a matching range of base units with worktop space over with tiled surround, wall mounted gas combination boiler serving heating and hot water, fitted dishwasher, automatic washing machine, fitted electric/ gas range cooker double oven, built-in four ring gas hob, PVCu double glazed window to rear, PVCu double glazed window to side, radiator, vinyl floor covering, double door, door to:

Pantry 1.55m (5'1") x 1.31m (4'4")

Double doors, vinyl flooring covering, shelving, single glazed window to rear.

Rear Lobby 2.69m (8'10") x 2.35m (7'9")

PVCu double glazed window to rear, vinyl floor covering, coving to ceiling, PVCu double glazed entrance door to garden.

Lounge 3.97m (13') max x 3.20m (10'6")

Brick built surround with electric fire, radiator, TV point, open plan to sunroom.

Sunroom 6.64m (21'9") x 1.72m (5'8")

PVCu double glazed windows to side, electric radiator, PVCu double glazed French doors to garden.

Bedroom 1 3.18m (10'5") x 3.07m (10'1")

PVCu double glazed window to front, fitted double wardrobes with hanging rail and shelving, radiator.

En-suite Shower Room

Fitted with three-piece suite comprising, double shower enclosure with fitted electric shower and glass screen, wall mounted wash hand basin with mixer tap, close coupled WC, PVCu double glazed window to side, PVCu opaque double glazed window to front, electric radiator, vinyl floor covering with recessed ceiling spotlights.

Bedroom 2 2.97m (9'9") x 2.92m (9'7")

PVCu double glazed window to front, built-in wardrobes with hanging rail, overhead storage cupboards, radiator, coving to ceiling, door to:

Bathroom

Fitted with three-piece suite with comprising, deep panelled bath with independent shower over and with glass screen, wall mounted wash hand basin and close coupled WC, fully ceramic tiled walls, PVCu opaque double glazed window to rear, heated towel rail, ceramic tiled flooring.

## Outside

The property presents an attractive and well-kept frontage 🌿, set back from the road to create a pleasant sense of approach and privacy. A substantial gravel driveway provides extensive off-road parking for multiple vehicles 🚗, complemented by an additional paved driveway leading to secure gated side access 🚪. The front garden is neatly arranged with lawned sections 🌱 and established planting 🌸, enhancing the overall kerb appeal.

To the rear, the garden offers a generous and private outdoor space 🌳, predominantly laid to lawn with a paved patio area adjoining the property, well suited for seating and outdoor entertaining ☀️. Enclosed by fencing for a good level of privacy 🗝️, the garden also benefits from a garage and useful outbuilding 🏠, with convenient side access completing this practical and versatile exterior.

#### Directions

Leave our Church Street office and take the far right over the traffic lights onto Park Road, take the right turn onto Park Lane then left onto Battlefields Lane South, where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7PH.

#### Council Tax

Band B ~ £1,812.63 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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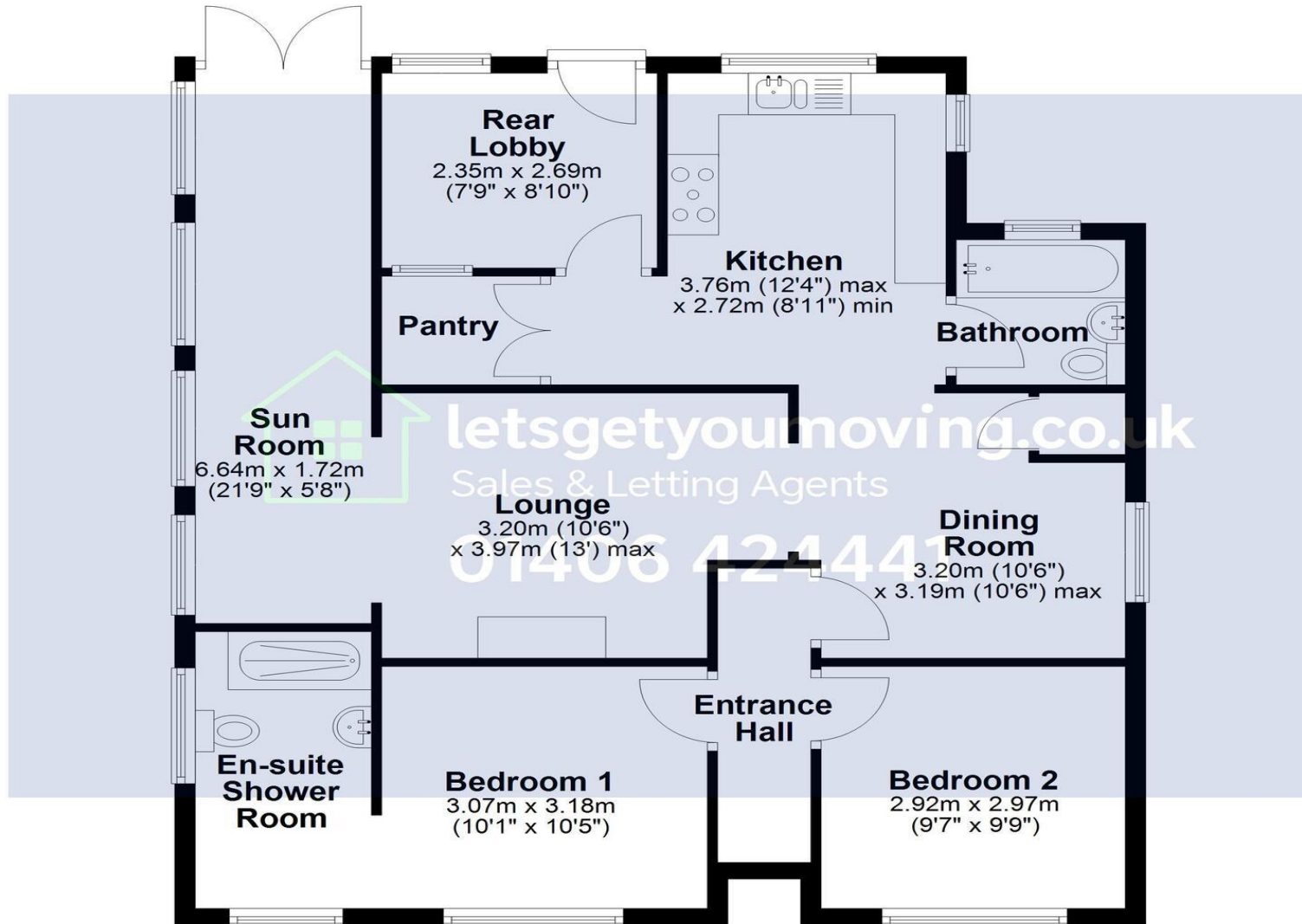
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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## Ground Floor

Approx. 87.9 sq. metres (945.8 sq. feet)



Total area: approx. 87.9 sq. metres (945.8 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 green '20' is displayed with a ribbon below it reading '2006-2026'. The text is white and green, with the phone number in a green rounded rectangle.