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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



Pipwell Gate, Moulton Seas End £279,995

 DETACHED VILLAGE HOME WITH SOLAR & BATTERY STORAGE! Set in peaceful Moulton Seas End, this beautifully maintained three-bedroom home combines generous living space with impressive energy efficiency  . Featuring air source heating, solar panels with battery storage, a spacious kitchen/diner, conservatory, private garden, workshop, garage and ample parking. A superb family home that's ready to enjoy – viewing highly recommended! 

Set in the peaceful village of Moulton Seas End, this beautifully maintained three-bedroom detached home offers space, comfort and impressive energy efficiency  . Designed with modern family living in mind, the property benefits from air source heating, solar panels and battery storage , helping to keep everyday running costs under control. Inside, there's a generous kitchen/diner, comfortable lounge and bright conservatory overlooking the garden, while outside you'll find a private enclosed rear garden, ample off-road parking and a single garage . With its quiet village setting and well-presented accommodation, this is a home that's ready to move into and enjoy.

 Three-bedroom detached family home in a peaceful village setting

 Solar panels, battery storage & air source heating for improved energy efficiency

 Generous enclosed rear garden plus a bright conservatory

 Ample off-road parking & single garage, with no parking restrictions along the side

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Let our family move yours 

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Storage cupboard with shelving, Camaro flooring, access to part boarded double insulated loft space with a handy pull-down ladder, power and lighting connected, door to:

Lounge 5.39m (17'8") x 3.59m (11'9")

PVCu double glazed bow window to front with stone hearth, wood burner in chimney, breast, two radiators, Camaro flooring, 2 x TV points, four wall lights, broadband point, coving to textured ceiling.

Kitchen/Diner 4.08m (13'5") x 3.60m (11'10")

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 and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric cooker, PVCu double glazed window to rear, radiator, Camaro flooring, TV point, coving to textured ceiling with recessed ceiling spotlights, stable door, door to:

Conservatory 3.0m (9'10) x 2.09 (6'10")

Half brick and PVCu double glazed construction with PVCu double glazed windows, TV point, double glazed polycarbonate roof, power and lighting connected, PVCu double glazed door to garden.

Main Bedroom 3.58m (11'9") x 3.54m (11'7")

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

Bedroom 3 3.53m (11'7") x 2.51m (8'3")

PVCu Double glazed window to side, radiator, coving to textured ceiling, door to:

Bedroom 2 3.27m (10'9") x 2.98m (9'9")

PVCu Double glazed window to rear, radiator, coving to textured ceiling, door to:

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent shower over and folding glass screen, vanity wash hand basin with base cupboard and close coupled WC, tiled surround, extractor fan, PVCu double glazed window to rear, heated towel rail, ceramic tiled flooring, coving to textured ceiling.

Garage 4.71m (15'5") x 2.94m (9'8")

Detached brick built single garage with power and lighting connected, eaves storage space, up and over door.

Outside

Step outside and you'll find a generous, well-established garden offering plenty of space to relax, entertain and enjoy 🌿 🌳 . To the front, the property enjoys an attractive low-maintenance garden with established flowers and shrubs, while a gravel driveway provides ample off-road parking and leads to the single garage 🚗 .

The fully enclosed rear garden offers a good degree of privacy and is mainly laid to lawn, with gated side access and a variety of fruit trees 🍏 . For those who enjoy gardening, hobbies or simply need extra storage, there's a greenhouse, workshop with power and lighting, and a useful wood store.

At the bottom of the garden, a gravelled and paved patio area creates a lovely spot for outdoor dining, summer barbecues or simply sitting back and enjoying the surroundings 🌞. An outside tap and exterior lighting complete this practical and appealing outdoor space.

Directions

Leave our Church Street office at the traffic lights and turn left onto West End. At the roundabout take your second exit towards Whaplode then proceed towards Moulton, turn right onto Loosegate (B1357) and into Moulton Seas End. Turn right onto Pipwell Gate where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 6LU.

Council Tax

Band B £1,761.78 from April 2026 to March 2027, South Holland District Council.

EPC ~ B

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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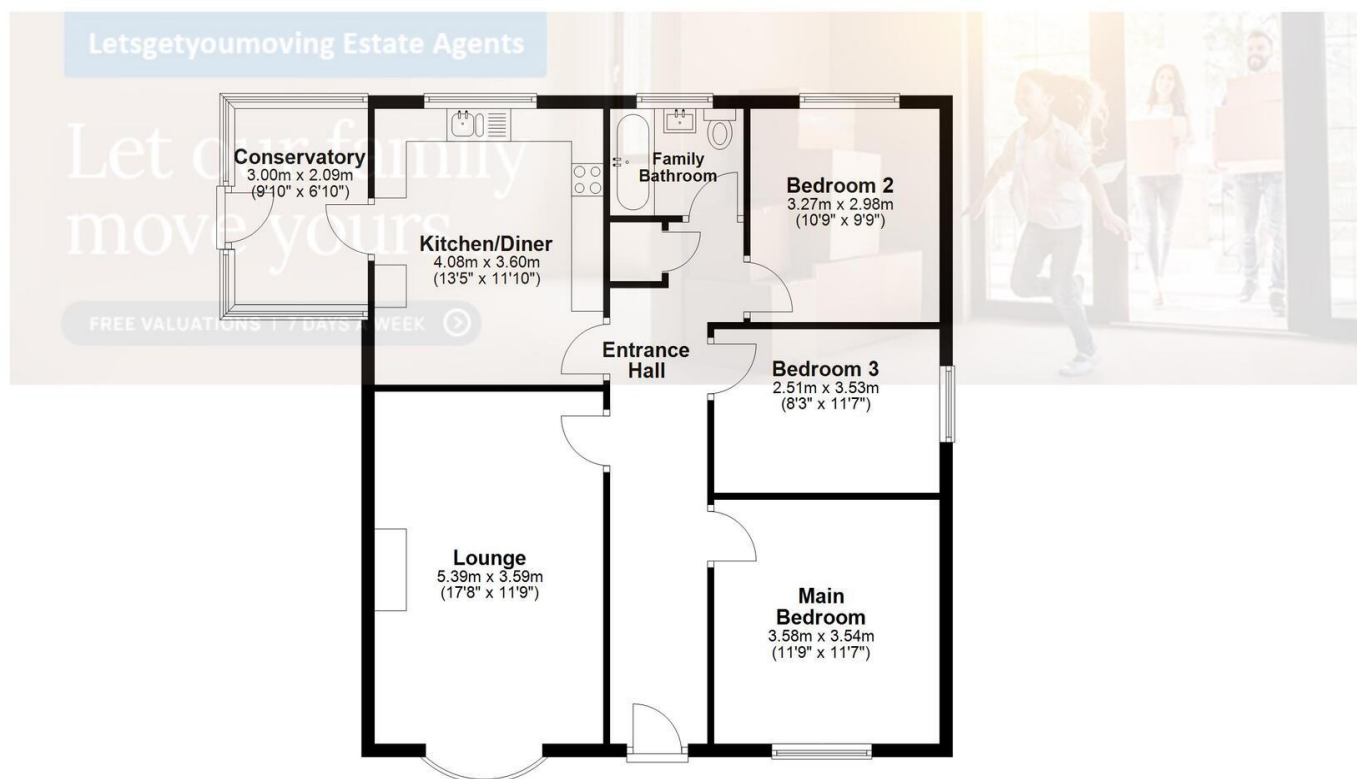
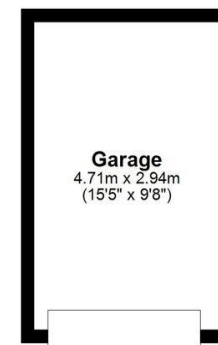
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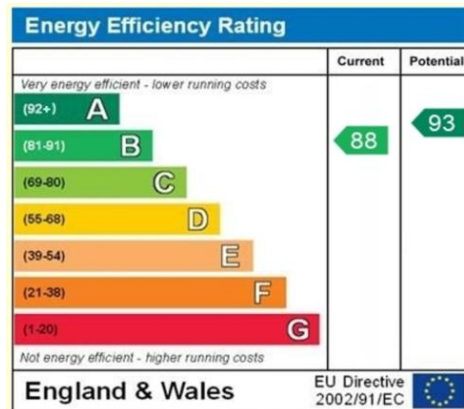
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Ground Floor

Approx. 105.4 sq. metres (1134.0 sq. feet)



Total area: approx. 105.4 sq. metres (1134.0 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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