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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
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The Property Ombudsman
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Clough Road, Holbeach Bank £280,000

Total of half an acre plot (STS). Open field views front and rear. A substantial brick-built multi-use building with services connected. This is not your standard semi — it's a lifestyle opportunity. Whether you want space for animals, room to run a business from home, self-sufficient living or serious parking for vans and motorhomes, this property delivers flexibility that's increasingly hard to find. Huge scope to extend or adapt (STPP). Call us ANYTIME - 01406 424441, evenings and weekends.

Set on approximately half an acre plot (STS) with uninterrupted open field views to both the front and rear 🌾 , this highly versatile three-bedroom semi-detached home offers genuine space, privacy and flexibility. If you are looking for more than just a house — this delivers lifestyle.

Inside, the property provides comfortable, practical accommodation including a lounge with open fire 🔥 , kitchen, shower room, utility area and dining space with French doors opening onto the garden. Upstairs are three well-proportioned bedrooms, making it ideal for families or those needing work-from-home space.

Externally is where this property truly separates itself. The expansive grounds offer room for vegetable plots 🥕 , chickens 🐓 , goats 🐐 or simply space to breathe. There is extensive off-road parking suitable for cars, vans or motorhomes 🚐 , plus a substantial brick-built multi-use building with power, water and drainage — perfect as a studio, business space or potential self-contained annex (subject to planning). Stables, paddocks and additional outbuildings complete the package.

This is practical countryside living with flexibility built in.

🔑 Buyers Highlights:

🌾 Approx. half-acre plot (STS) with open field views front & rear

🏡 Brick-built multi-use building with services connected

🐂 Stables, paddocks & outbuildings – ideal for animals or hobby farming

🚐 Extensive parking for multiple vehicles / motorhome

🔥 Lounge with open fire & French doors opening to garden

Opportunities like this are becoming increasingly rare at this price point.

📞 **Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!**

Accommodation Comprises:

PVC double glazed entrance door to:

Entrance hall
Stairs to first floor landing, door to:

Lounge 4.40m (14'5") max x 3.96m (13') max
PVCu double glazed window to front, open fire with brick-built surround and flagged hearth, radiator, vinyl floor covering, TV point, broadband connection, coving to ceiling, open plan to:

Kitchen 3.35m (11') x 2.87m (9'5")
Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer and mixer tap, plumbing for slimline dishwasher, space for fridge/freezer, electric point for cooker, wall mounted heated towel rail, vinyl floor covering, coving to ceiling, door to:

Shower Room
Fitted with three-piece suite comprising double shower enclosure with fitted shower and glass screen, pedestal wash hand basin, close coupled WC, wall mounted heated towel rail, PVCu opaque double glazed window to rear, storage cupboard with shelving, recessed ceiling spotlights, part aqua boarded.

Utility Area 4.36m (14'4") x 1.33m (4'4")
Fitted with a base and eye level unit with worktop space over, plumbing for automatic washing machine, radiator, vinyl floor covering, open plan to:

Dining Area 4.29m (14'1") x 2.12m (6'11")
PVCu double glazed window to side, radiator, vinyl floor covering, wall lights with double glazed polycarbonate roof, power connected, PVCu double glazed French doors to garden.

First Floor Landing
PVCu double glazed window to side, loft hatch providing access to the insulated loft space.

Main Bedroom 4.02m (13'2") x 3.83m (12'7")
PVCu double glazed window to front, cupboard with shelving, radiator, textured ceiling, door to:

WC
Fitted with two-piece suite comprising, wall mounted wash hand basin with tiled surround, close coupled WC, ceramic tiled flooring.

Bedroom 2 3.52m (11'7") x 2.81m (9'3")
PVCu double glazed window to rear, radiator.

Bedroom 3 2.46m (8'1") x 2.12m (6'11")
PVCu double glazed window to rear, radiator.

Outside Buildings

Multi-Use Room 5.96m (19'7") max x 4.00m (13'2")
PVCu double glazed window to front and rear, access to insulated loft space, power and light connected, cold water supply & sewage, PVCu double glazed entrance door to garden. To the side is a wooden built Lean-too for storage. This building could be converted into many potential uses such as an entertainment area, work from home space or (subject to any planning approval required:) an annex, bedsit etc.

Stables (Two) 3.65m (12') x 3.65m (12") each
Two Wooden built stable block.

Field Shelter & Hay Barn
Wooden built. Split into field shelter and hay barn but could be made into one large shelter or hay barn with open end access.

Outside 🌳🐴🌾

Enjoy the very best of countryside living with this wonderfully versatile outdoor space, offering an excellent combination of generous parking, enclosed gardens, equestrian facilities and paddock land. A substantial gravel driveway provides ample off-road parking for multiple vehicles, including motorhomes, caravans and work vans 🚗.

At the rear, attractive double picket gates open into a private parking area and a spacious enclosed garden, predominantly laid to lawn with mature trees, established shrubs and a combination of timber panel and picket fencing 🌿. An external floor-mounted boiler serves the property's heating and hot water requirements.

Further double picket gates lead into the additional grounds, where an impressive range of outbuildings provides outstanding flexibility. These include a substantial multi-purpose building, storage lean-to, two stables, hay store and field shelter 🐂, making this an exciting opportunity for horse owners, animal enthusiasts, hobby farmers or those seeking space for a variety of countryside pursuits.

Beyond the outbuildings, a secure metal gate opens directly into the paddocks 🌾, providing valuable additional land for grazing, animals or recreational use.

Whether your dream is to keep horses, enjoy a more self-sufficient lifestyle, pursue outdoor hobbies or simply embrace the freedom of having your own land, this property offers a rare opportunity to make that dream a reality! 💚

Directions
Leave our Church Street office and head over the traffic lights onto Boston Road South, continue to the roundabout take your second right onto Boston Road North drive to the end of the road, turn right onto Washway Road then left onto Clough Road where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 8BW.

Council Tax
Band A ~ £1,496.77 from April 2025 to March 2026, 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.

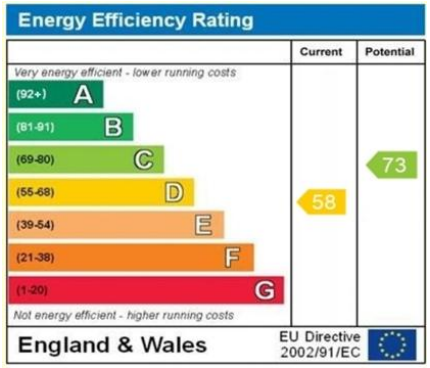
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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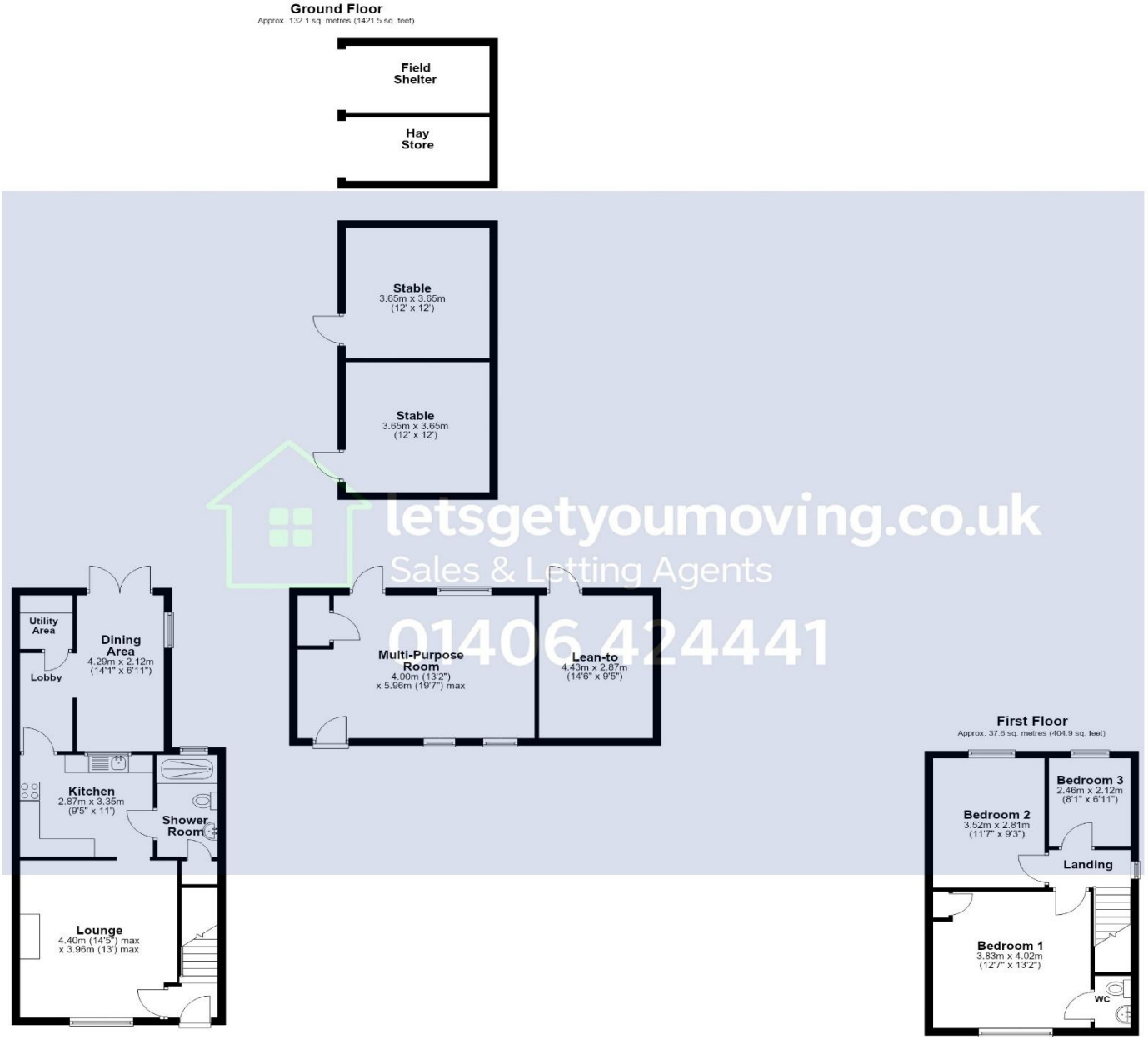

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Ground Floor

Approx. 132.1 sq. metres (1421.5 sq. feet)



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First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)

Total area: approx. 169.7 sq. metres (1826.4 sq. feet)

Disclaimer

VIEWINGS – CALL US ANYTIME! 📞

All viewings are strictly by appointment through Lets Get You Moving on 01406 424441. Our friendly, experienced team is available 7 DAYS A WEEK, including evenings and weekends, because we know property doesn't stop at 5pm!

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