

letsgetyoumoving.co.uk
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



Pennyhill, Holbeach £374,995

SPACE, PRIVACY & OPEN FIELD VIEWS – A FAMILY HOME THAT REALLY DOES HAVE IT ALL! 🌳 ✨

Set within a generous, mature plot in a peaceful semi-rural setting, this substantial detached home offers nearly 2,000 sq. ft. of versatile accommodation, perfect for families looking for more space, both inside and out. With five bedrooms, spacious reception rooms, a double garage and extensive gardens, all complemented by wonderful open field views, this is a property that really needs to be seen to appreciate everything on offer.

🏠 Nearly 2,000 sq. ft. of spacious & versatile family accommodation

🛏 Five bedrooms 2 with en-suite - generous reception spaces – ideal for a growing family

🌳 Large, mature gardens, excellent privacy & beautiful open field views

🚗 Double garage & generous plot in a peaceful semi-rural setting

Properties offering this much space, privacy and countryside outlook are always worth seeing in person.

☎ Viewing is highly recommended and strictly by appointment – call us anytime on 01406 424441, including evenings and weekends.

💚 Let our family move yours.

Storm Porch

PVCu double glazed entrance door to:

Entrance Hall 2.79m (9'2") x 1.95m (6'5")

Central heating thermostat, broadband connection, smoke detector, stairs to first floor landing, door to:

Lounge 4.83m (15'10") x 3.67m (12')

PVCu double glazed window to front and side, two radiators, TV point, sliding doors to:

Dining Room 3.48m (11'5") x 3.01m (9'11")

PVC double glazed window to side and rear, radiators, door to:

Kitchen/Breakfast Room 3.78m (12'5") x 3.48m (11'5") max

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, integrated freezer, space for fridge, fitted electric cooker, four ring electric hob with pull out extractor hood, PVCu double glazed window to rear, ceramic tiled flooring, door to:

Pantry 1.39m (4'7") x 1.06m (3'6")

PVCu double glazed window to rear, ceramic tiled flooring, shelving.

Utility Room 3.86m (12'8") x 2.64m (8'8")

Plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to rear, radiator, ceramic tiled flooring, PVCu double glazed door to garden, door to:

Cloakroom

Fitted with two-piece suite comprising, wall mounted wash hand basin with tiled splashback, low-level WC, ceramic tiled flooring.

First Floor Landing

Storage cupboard with shelving, access to part boarded loft space with pull down ladder and lighting connected.

Main Bedroom 4.96m (16'3") x 4.95m (16'3") max

Two PVCu double glazed windows to front, fitted double wardrobe with hanging rail and shelving, exposed wooden flooring, recessed ceiling spotlights, access to part boarded loft space with pull down ladder and lighting connected, PVCu double glazed French doors with Juliet balcony, door to:

En-suite

Fitted with three-piece suite with comprising, pedestal wash hand basin, tiled shower cubicle with fitted shower with glass door, close coupled WC, fully ceramic tiled walls, heated towel rail, extractor fan, PVCu opaque double glazed window to side, heated towel rail, exposed wooden flooring.

Bedroom 2 3.27m (10'9") x 3.16m (10'4")

PVCu double glazed window to rear, PVCu double glazed French door with Juliet balcony, door to:

En-suite

Fitted with three-piece suite comprising of pedestal wash hand basin with mixer tap, tiled shower enclosure with fitted shower with glass door, close coupled WC, fully ceramic tiled walls, heated towel rail, extractor fan, window to rear with PVCu double glazed window to rear, heated towel rail, exposed wooden flooring.

Bedroom 3 4.57m (15') max x 3.71m (12'2")

PVCu double glazed window to front, fitted bedroom suite with double wardrobes with hanging rails and shelving, bedside cabinets, radiator.

Bedroom 4 3.94m (12'11") x 3.45m (11'4")

PVCu double glazed window to rear, radiator.

Bedroom 5 2.73m (8'11") x 2.21m (7'3")

PVCu double glazed window to front, over-stairs storage cupboard with shelving.

Bathroom

Fitted with two-piece suite comprising of deep panelled bath with independent electric shower over, folding glass screen, pedestal wash hand basin, shaver point, PVCu double glazed window to rear, radiator, vinyl floor covering.

WC

PVCu double glazed window to rear, fitted with low-level WC, fully ceramic tiled walls, radiator, vinyl floor covering.

Double Garage 5.47m (17'11") x 5.00m (16'5")

Attached brick built double garage with rear access door, power and lighting connected, floor mounted oil-fired boiler serving heating and hot water, PVCu opaque double glazed window to side, pressurized hot water cylinder, remote controlled electric roller shutter door.

Outside – Space, Privacy & Open Field Views

Impressive timber entrance gates open onto a substantial block-paved driveway, providing extensive off-road parking for several vehicles and access to the integral double garage. The property occupies a generous, mature plot, beautifully enclosed by established trees, hedging and traditional post-and-rail fencing, creating a wonderful sense of privacy and seclusion.

The gardens wrap around the home, with large areas of lawn offering plenty of space for children to play, summer entertaining or simply relaxing and enjoying the surroundings. There is also a dedicated vegetable growing area, together with an abundance of mature shrubs and established planting.

Perhaps best of all are the open field views beyond, giving the gardens a lovely countryside feel and making this a superb outdoor setting for anyone dreaming of space, privacy and semi-rural living.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right on to the A17, take the first left onto Penny Hill and continue along where the property can be located on the right-hand side. The property postcode is: PE12 8DN.

Council Tax

Band C ~ £2071.57 from April 2026 to March 2027, South Holland District Council.

EPC ~ D

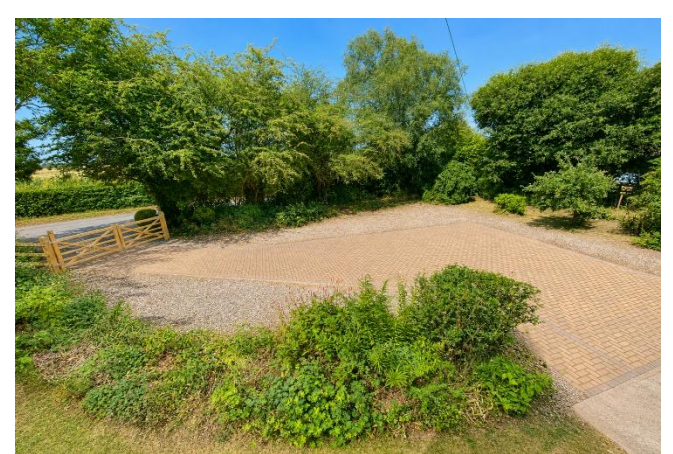
Agents Notes:

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 property is on private drainage, oil central heated.











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2006-2026

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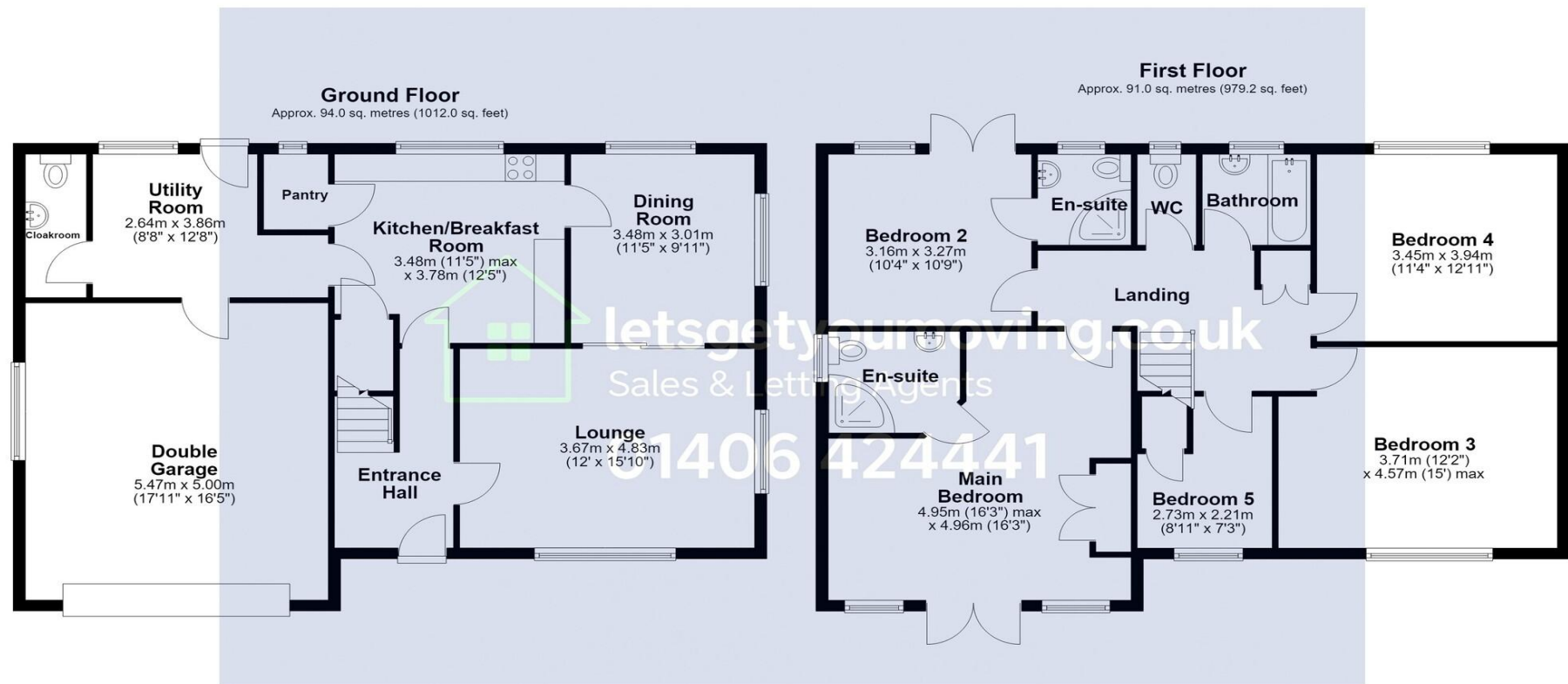
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Total area: approx. 185.0 sq. metres (1991.1 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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A blue banner celebrating a 20th anniversary. On the left, a large '20' is shown with a green ribbon below it reading '2006-2026'. Confetti is scattered around the numbers. To the right of the ribbon, the text 'letsgetyoumoving.co.uk' is written in white. Below this, 'Customer focused since 2006' is written in green, followed by 'give us a call anytime for your free valuation' in white. On the far right, a green rounded rectangle contains the phone number '01406 424441' in white.

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