

letsgetyoumoving.co.uk
Sales & Letting Agents



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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



Balmoral Way, Holbeach £234,995

🏡 A STYLISH MODERN FAMILY HOME THAT'S READY TO MOVE STRAIGHT INTO! 🔑 Beautifully presented throughout, this superb property offers modern, low-maintenance living with the added benefit of ☀️ solar panels, 🚗 off-road parking and a detached garage currently used as a home gym. 🌿 The impressive landscaped rear garden is made for entertaining, featuring a fantastic 🍷 covered seating area and 🍹🎯 garden room currently arranged as a bar and games room. A real turn-key home with plenty of extras.

💡 STYLISH MODERN FAMILY HOME • SOLAR PANELS • SUPERB GARDEN ROOM & BAR • FANTASTIC OUTDOOR ENTERTAINING SPACE 💡🏡 A beautifully presented modern family home, offering stylish, comfortable and low-maintenance living throughout. Ready to move straight into, this superb property is ideal for buyers looking for a home where the hard work has already been done! 🚗 The attractive frontage creates an excellent first impression, with a private driveway providing off-road parking and leading to a detached garage. ☀️ The addition of solar panels further enhances the home's energy efficiency and helps towards reducing everyday running costs.

🌿 Step outside and the rear garden is a real highlight! Thoughtfully landscaped for easy maintenance, it features artificial lawn, paved pathways and a superb covered seating area 🍷 — perfect for entertaining friends, summer BBQs or simply relaxing outdoors whatever the weather. 🍹🎯 The versatile timber garden room, currently arranged as a bar and games room, is a fantastic bonus! Ideal as an additional entertaining space, home office, hobby room or relaxing retreat. 🔑 Stylish, energy-efficient and ready to enjoy — this is a real turn-key home with exceptional outdoor living space!

🔑 KEY FEATURES

☀️ Energy-Efficient Solar Panels – Helping Reduce Everyday Running Costs

🍹 Fantastic Garden Room – Currently Arranged as a Bar & Games Room

🌿 Superb Low-Maintenance Landscaped Garden with Covered Entertaining Area

🚗 Private Driveway Providing Off-Road Parking & Detached Garage

☎️ Call us ANYTIME to book your viewing — evenings and weekends too!

☎️ 01406 424441

💚💙 Let our family move yours.

Accommodation Comprises:

Composite entrance door with storm porch to:

Entrance Hall

Radiator, laminate flooring, door to:

Lounge 5.03m (16'6") x 4.99m (16'4")

PVCu double glazed window to front, wall mounted living flame effect electric fire with wooden surround, column radiator, laminate flooring, TV point, central heating thermostat, stairs to first floor landing, under stair storage cupboard, door to:

Kitchen/Diner 4.99m (16'4") x 2.97m (9'9")

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, under-unit lighting, integrated fridge/freezer, dishwasher, plumbing for automatic washing machine, fitted Bosch electric fan assisted oven, built-in four ring Bosch induction hob with extractor hood, PVCu double glazed window to rear, column radiator, laminate flooring, TV point, recessed ceiling spotlights, smoke detector, PVCu double glazed French doors to garden.

Cloakroom

Fitted with two-piece suite comprising of vanity wash hand basin with cupboard under, mixer tap, tiled splashback, close coupled WC, extractor fan, radiator, laminate flooring.

First Floor Landing

Access to insulated loft space, door to:

Main Bedroom 3.20m (10'6") x 3.03m (9'11")

PVCu double glazed window to rear, radiator, TV point, sockets with USB points, ceiling fan with light, door to:

En-suite Shower Room

Fitted with three-piece suite with comprising of shower enclosure with mains shower with body jets and glass doors, vanity wash hand basin with drawers, mixer tap, two ceramic tiled walls, close coupled WC, extractor fan, wall mounted heated mirror with light, shaver point, PVCu opaque double glazed window to rear, heated towel rail, laminate flooring, recessed ceiling spotlights.

Bedroom 2 4.68m (15'4") x 3.56m (11'8") max

PVCu double glazed window to front, built-in double wardrobe with hanging rails, radiator.

Bedroom 3 2.26m (7'5") x 2.17m (7'1")

PVCu double glazed window to front, radiator.

Family Bathroom 2.72m (8'11") x 2.58m (8'6")

Fitted with three piece suite comprising of: deep panelled bath with shower attachment over with glass screen, vanity wash hand basin with drawer, close coupled WC, extractor fan, wall mounted heated mirror and light, shaver point, PVCu opaque double glazed window to side, boiler cupboard housing wall mounted gas combination boiler serving heating and hot water, broadband connection, heated towel rail, laminate flooring, recessed ceiling spotlights.

 GARAGE 5.50m (18'0") x 2.74m (9'0")

 A brick-built detached single garage with light and power connected and an up-and-over door. Currently utilised as a home gym and storage area, offering excellent versatility to suit the needs of the new owner.

OUTSIDE

 The property enjoys an attractive frontage and a private driveway providing off-road parking, leading to the detached garage, currently arranged as a home gym with additional storage space.

 To the rear is a superb enclosed, low-maintenance landscaped garden, thoughtfully designed with artificial lawn and paved pathways. A fantastic covered seating and entertaining area  provides the perfect spot for summer BBQs, socialising with friends or simply relaxing outdoors throughout the year.

 A real highlight is the versatile timber garden room, currently arranged as a bar and games room — a brilliant entertaining space with potential to be adapted as a home office, hobby room or private retreat.

 Combined with the property's energy-efficient solar panels and impressive outdoor entertaining space, this is a beautifully maintained home that's ready to move straight into and enjoy!  

Directions

Leave our Church Street office and turn right onto High Street, continue along onto Fleet Street, then take the left turning onto Foxes Lowe Road, continue along turning left onto Kings Road and then right onto Balmoral Way. The property can be found on the left-hand side. For satellite navigation the property postcode is - PE12 7RN.

Council Tax

Band B ~ £1,812.63 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.



AGENTS NOTE

We have been advised by the current vendors that an annual maintenance charge of approximately £347.00 is payable in respect of the property, with payment generally due around April each year. Prospective purchasers are advised to confirm the current charge, payment arrangements and full details with their legal representative prior to exchange of contracts.

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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.

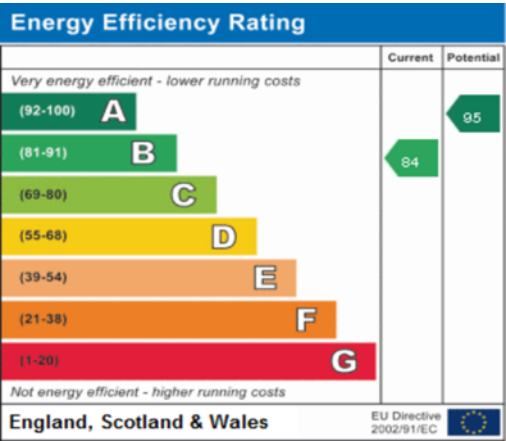
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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Ground Floor

Approx. 55.7 sq. metres (599.5 sq. feet)



Garage
5.50m x 2.74m
(18' x 9')



Kitchen/Diner
2.97m x 4.99m
(9'9" x 16'4")

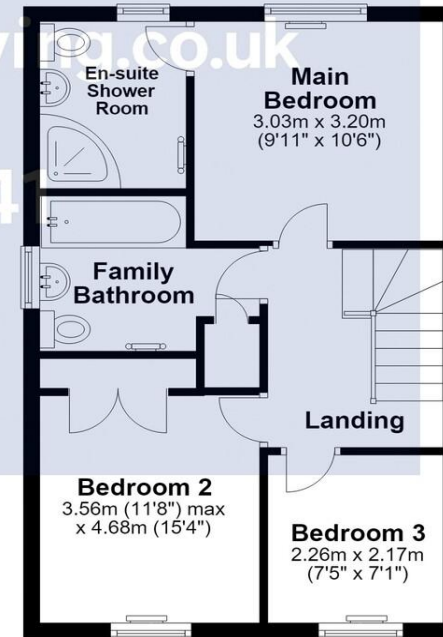
Lounge
5.03m x 4.99m
(16'6" x 16'4")

Cloakroom

Entrance
Hall

First Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



En-suite
Shower
Room

**Main
Bedroom**
3.03m x 3.20m
(9'11" x 10'6")

**Family
Bathroom**

Landing

Bedroom 2
3.56m (11'8") max
x 4.68m (15'4")

Bedroom 3
2.26m x 2.17m
(7'5" x 7'1")

Total area: approx. 99.7 sq. metres (1073.3 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 20 years of business. On the left, a large green '20' is surrounded by confetti, with a green ribbon below it reading '2006-2026 YEARS OF GETTING IT RIGHT'. To the right, the website 'letsgetyoumoving.co.uk' is listed above the text 'Customer focused since 2006' in green, followed by 'give us a call anytime for your free valuation'. On the far right, a green button contains the phone number '01406 424441'.

letsgetyoumoving.co.uk

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