



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

Stockmans Avenue, Holbeach £169,995

This property presents a wonderful opportunity for a buyer with vision to bring out its full potential. Set back on its plot, it enjoys a peaceful position with a small, enclosed rear garden, perfect for relaxing or entertaining. Behind the property, you'll find a private parking area and a garage, offering both convenience and practicality. Inside, the home features a spacious kitchen/diner, a welcoming lounge, two generously sized double bedrooms, a family bathroom, and a private en-suite. The exterior is enclosed with a combination of picket fencing at the front and wood panel fencing at the rear, ensuring privacy and character. Whether you're a first-time buyer, investor, or someone looking for a project, this property is brimming with possibilities.

Call us ANMYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Porch

PVCu double glazed window to front and sides, PVCu double glazed entrance doors to:

Entrance Hall

Two radiators, laminate flooring, dado rail, coving to textured ceiling, access to insulated loft space, airing cupboard housing hot water cylinder, linen shelving.

Kitchen/Diner 4.31m (14'1") max x 3.37m (11'1")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap and tiled surround, integrated fridge and freezer, plumbing for automatic washing machine, space for tumble dryer, built-in eye level electric fan assisted double oven, built-in four ring halogen hob with extractor hood, PVCu double glazed windows to rear, radiator, ceramic tiled flooring, TV point, coving to textured ceiling, PVCu double glazed entrance door to garden, door to:

Lounge 4.90m (16'1") x 3.97m (13')

PVCu double glazed window to side, electric fire with wooden surround, stone inset and hearth, radiator, TV point, dado rail, coving to textured ceiling, PVCu double glazed French door to garden.

Main Bedroom 4.14m (13'7") x 3.30m (10'10")

Two PVCu double glazed windows to front, fitted bedroom suite with a range of wardrobes with hanging rail, shelving, overhead storage cupboard, dressing table, bedside cabinet and drawers, two radiators, TV point, coving to textured ceiling, door to:

En-suite

Fitted with three-piece suite comprising pedestal wash hand basin, double shower enclosure with fitted electric shower and glass door, close coupled WC, fully ceramic tiled walls, extractor fan, shaver point, PVCu double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling.

Bedroom 2 3.71m (12'2") x 3.36m (11')

PVCu double glazed window to front, two built-in double wardrobes with hanging rails and shelving, radiator, coving to textured ceiling.

Family Bathroom

Fitted with four-piece suite comprising corner bath, pedestal wash hand basin, tiled double shower enclosure with fitted electric shower and glass and close coupled WC, fully ceramic tiled walls, electric fan heater, extractor fan, shaver point, PVCu double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling.

Garage 5.42m (17'9") x 3.76m (12'4)

Attached brick-built garage with power and lighting connected, roof storage area, wall mounted gas boiler serving heating system, radiator, Up and over door.

Outside

The front of the property is enclosed by picket fencing and is mainly laid to lawn. A side gate provides access to the rear garden. Designed for low maintenance, the rear garden features paved areas, a summer house, an outside tap, and exterior lighting. It is enclosed by wood panel fencing and includes a further gate leading to a paved off-road parking area and a garage, secured by a traditional five-bar gate.

Directions

Turning left from our Church Street office, head over far right onto Park Road. Continue along past the park turning right into Park Lane, then right onto Battlefields Lane South. Take the right turn onto Stockmans Avenue where the property can also be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7QG.

Council Tax

Band B ~ £1,746.23 from April 2025 to March 2026, South Holland District Council.

EPC – TBA

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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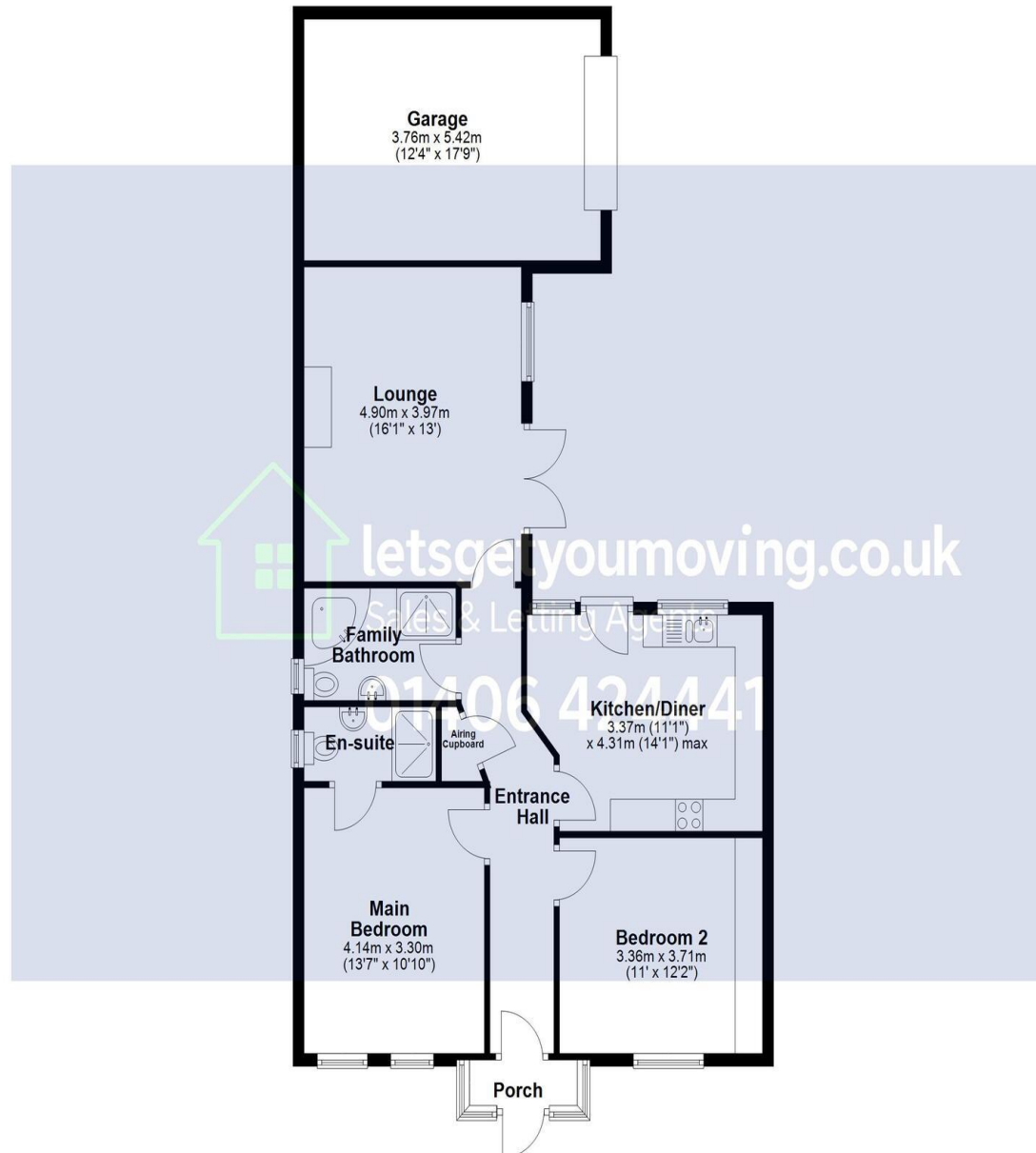
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Ground Floor

Approx. 101.1 sq. metres (1088.0 sq. feet)



Total area: approx. 101.1 sq. metres (1088.0 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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