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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



Manor Drive, Holbeach £249,995

Situated in a sought-after location, this charming home is offered with no onward chain and is within easy walking distance of the town centre and its local amenities. The property does need updating but features a welcoming lounge, a spacious kitchen/diner, and three generously sized double bedrooms. Additional highlights include a shower room, single garage, off-road parking, and a neat front garden. To the rear, you'll find a west-facing garden perfect for enjoying the evening sun, along with two wooden garden stores for extra storage.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

Storm Porch

PVC double glazed entrance door,

Entrance Hall

Radiator, central heating thermostat, Broadband point, coving to ceiling, access to insulated loft space, door to:

Lounge 4.60m (15'1") x 4.29m (14'1")

PVCu double window to front, fireplace with tiled surround, tiled hearth, radiator, TV point, coving to ceiling.

Kitchen/Dining Room 4.97m (16'4") x 4.29m (14'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, mixer tap with tiled surround, wall mounted gas boiler serving heating system, plumbing for automatic washing machine, space for fridge/freezer, gas and electric points for cooker, PVCu double glazed window to side, airing cupboard housing, hot water cylinder, linen shelving, radiators, coving to textured ceiling, Pantry with shelving.

Main Bedroom 3.68m (12'1") x 3.32m (10'11")

PVCu double glazed window to front, radiator, coving to ceiling.

Bedroom 2 3.34m (10'11") x 2.51m (8'3")

PVCu double glazed window to rear, radiator, coving to textured ceiling.

Bedroom 3 3.32m (10'11") x 2.45m (8')

PVCu double glazed window to side, radiator, coving to textured ceiling.

Shower Room

Fitted with a three-piece suite comprising tiled shower enclosure with fitted electric shower and glass door, pedestal wash hand basin, fully ceramic tiled walls, close coupled WC, PVCu opaque double glazed window to rear, radiator, coving to ceiling.

Garage 4.60m (15'1") x 2.42m (7'11")

Attached brick built single garage with power and lighting connected, single glazed window to side, PVCu double glazed sliding door.

Outside

The front of the property features an attractive open-plan design with a lawned area, gravel borders, and a paved driveway providing off-road parking and access to a single garage. A pathway leads to the rear garden, which is partly enclosed with wood panel fencing and offers a generous lawn, a patio ideal for outdoor dining, gravel sections for low maintenance, two wooden garden stores, an outside tap, and exterior lighting.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, continue along past Tesco, take the right turn onto Manor Drive where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7LY.

Council Tax

Band C ~ £1,995.69 from April 2025 to March 2026, South Holland District Council.

EPC ~ C

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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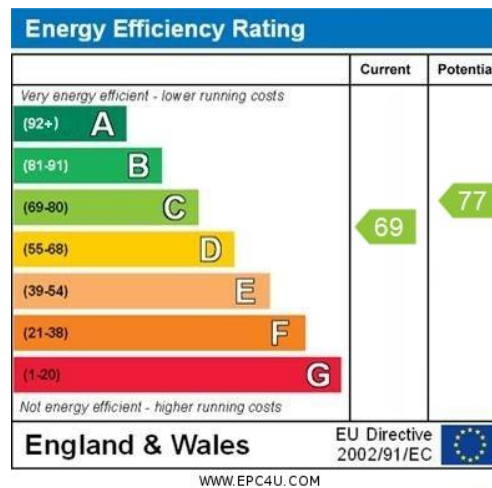
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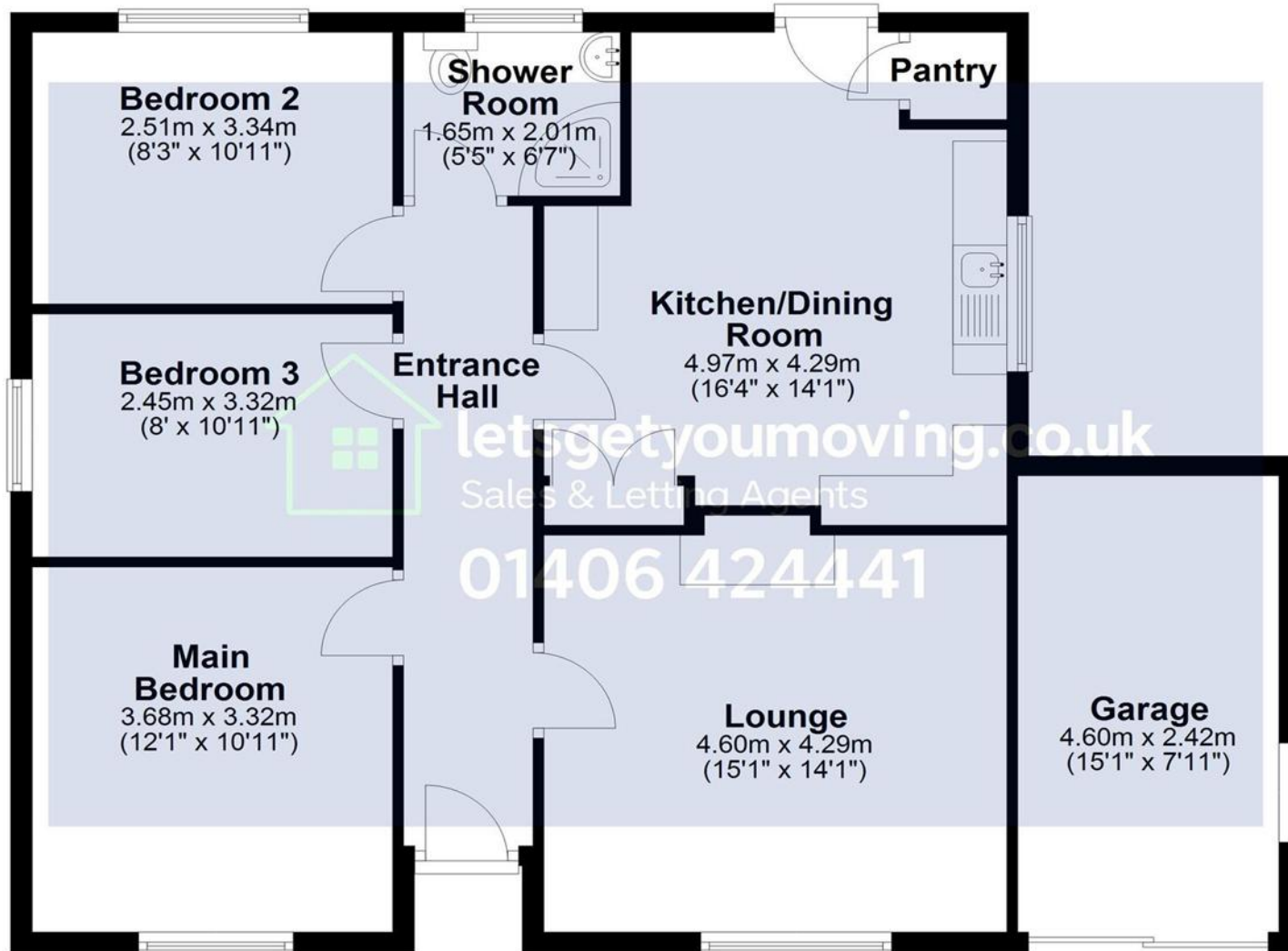
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Ground Floor

Approx. 97.3 sq. metres (1047.4 sq. feet)



Total area: approx. 97.3 sq. metres (1047.4 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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