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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



Sots Hole Bank, Holbeach St Matthews £344,995



An attractive and spacious family home set within the sought-after rural village of Holbeach St Matthews

This well-presented home offers generous and versatile accommodation, ideal for modern family living. The ground floor comprises three spacious reception rooms  , providing flexible areas for relaxing, working from home  , or entertaining guests, along with a convenient cloakroom  .

To the first floor, the property features four well-proportioned bedrooms  and a modern family bathroom  , offering comfortable accommodation for families of all sizes.

Externally, the home benefits from off-road parking  to the side, with gated access leading to additional parking and a useful workshop  . The west-facing side garden  enjoys afternoon and evening sunshine and includes a patio seating area and lawn — perfect for outdoor dining and relaxation.

Set within a peaceful countryside setting  , this is a property that must be viewed in person to fully appreciate the space and lifestyle on offer.



Call us ANYTIME to arrange your viewing — evenings & weekends available - 01406 424441

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Ceramic tiled flooring, coving to ceiling, smoke detector, door to:

Kitchen 3.96m (13') max x 3.31m (10'10") max

Fitted with a matching range of base and eye level units with worktop space over, shelving, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer and dishwasher, fitted eye level electric fan assisted double oven, built-in four ring LPG gas hob with extractor hood, PVCu double glazed windows to side, radiator, ceramic tiled flooring, coving to textured ceiling, open plan to dining room, door to utility room.

Dining Room 3.34m (10'11") x 2.99m (9'10")

Radiator, ceramic tiled flooring, corner display unit, coving to ceiling, PVCu double glazed French doors to garden.

Utility Room 2.13m (7') x 1.97m (6'6")

With worktop space over, storage drawer, shelving, plumbing for automatic washing machine, ceramic tiled flooring, coving to ceiling, PVCu double glazed entrance door to garden, door to:

Cloakroom

Fitted with two-piece suite wall mounted wash hand basin with tiled splashback, close coupled WC, extractor fan, radiator, ceramic tiled flooring, coving to ceiling.

Lounge 5.48m (18') x 3.79m (12'5")

Two PVCu double glazed windows to side, wood burner set in chimney, breast, decorative timber mantle over, two radiators, laminate flooring, TV point, Broadband point, coving to ceiling, door to:

Hallway

PVCu double glazed window to front, radiator, ceramic tiled flooring, wood panelling on walls, coving to ceiling, stairs to first floor landing, door to:

Snug 3.87m (12'8") x 3.52m (11'7")

PVCu double glazed window to front and side, open fire with brick-built surround and tiled hearth, radiator, ceramic tiled flooring, TV point, coving to ceiling.

First Floor Landing

PVCu double glazed window to side, radiator, exposed wooden flooring, smoke detector, access to insulated loft space. Airing cupboard housing, hot water cylinder, linen shelving, storage cupboard with shelving, sloping ceilings, door to:

Main Bedroom 5.44m (17'10") x 3.61m

PVCu double glazed windows to rear, fitted wardrobes with hanging rail and shelving, radiator, sloping ceiling.

Bedroom 2 3.33m (10'11") x 3.00m (9'10")

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

Bedroom 3 3.85m (12'8") x 3.16m (10'4")

PVCu double glazed window to side, radiator.

Bedroom 4 2.32m (7'7") x 2.17m (7'1")

PVCu double glazed window to front, radiator, picture rail, shelving, sloping ceiling with coving.

Family Bathroom

Tiled double shower cubicle with fitted mains shower, glass and fitted with four-piece suite comprising deep panelled bath, pedestal wash hand basin, tiled double shower enclosure with fitted shower and glass door, close coupled WC, ceramic tiled walls, double glazed Velux window to side, radiator, laminate flooring, sloping ceiling.

Outside:

The front of the property is enclosed with post-and-rail fencing, while the rear boundary is defined by mature hedging. The front area is laid to gravel, providing ample off-road parking, with a five-bar gate and hand gate leading to additional gravel parking. There is also an EV charging point. The property benefits from a workshop with power and lighting, a garden store with power and lighting, a greenhouse, outside tap, and exterior lighting. A floor-standing oil boiler provides heating and hot water, and a septic tank manages the private drainage. To the west side of the garden, there is a large patio area, alongside lawns with shrub insets.

Directions

Leaving Holbeach at the roundabout take your last exit heading towards Kings Lynn, take your first left onto Penny Hill at the end of the road go left then immediate right on to Peartree House Road, when reaching the next junction turn right onto Eastern Road along to Holbeach St Matthews. Take the right hand turn onto Sot's Hole Bank where the property can be located on the left-hand side. For satellite navigation, the property postcode is: PE12 8EJ.

Council Tax

Band C ~ £1,995.69 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.

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.

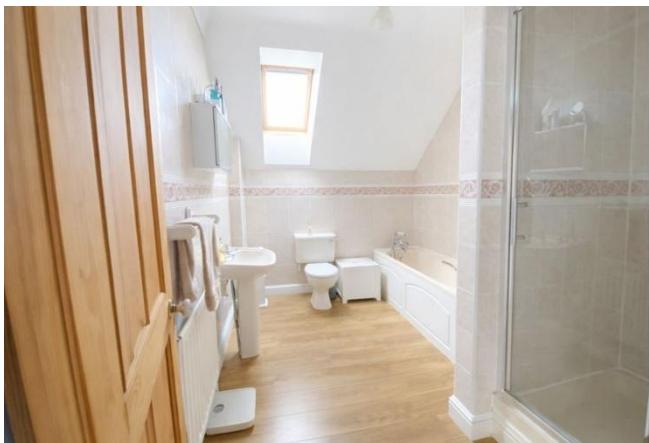
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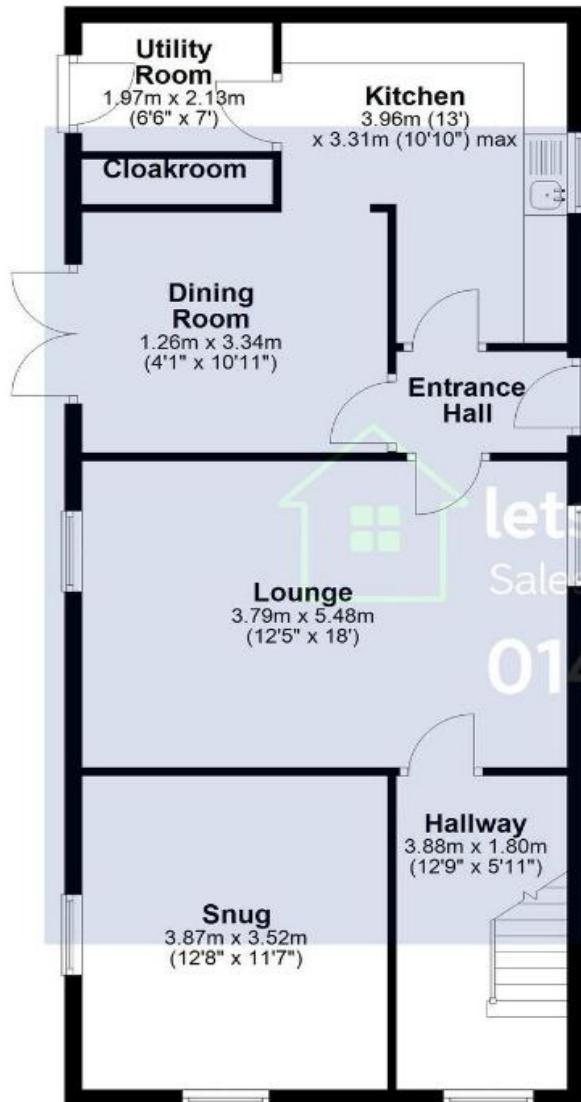






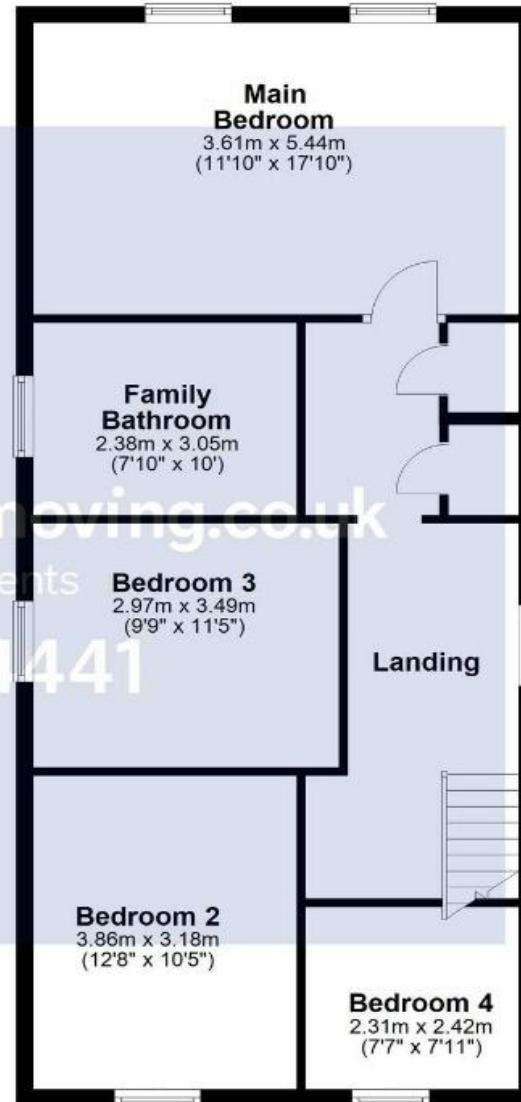
Ground Floor

Approx. 70.3 sq. metres (757.1 sq. feet)



First Floor

Approx. 73.6 sq. metres (792.2 sq. feet)

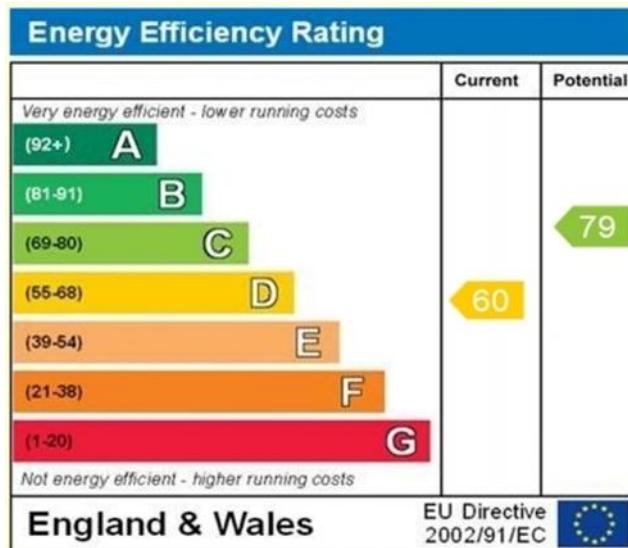


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01406 424441

Total area: approx. 143.9 sq. metres (1549.3 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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