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Sales & Letting Agents

Barretts Close, Holbeach

£975



Available Now – Well-presented home with generous off-road parking, single garage and fully enclosed rear garden. The property offers a low-maintenance frontage, gated side access and a private rear garden mainly laid to lawn with a spacious paved patio and timber summerhouse. £975 PCM | £1,125 Deposit | £225 Holding Fee | Full References Required. Early viewing advised.

Call us anytime, evenings or weekends – 01406 424441.

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



This well-presented rental property offers practical and private outdoor space, ideal for tenants seeking low-maintenance living with secure parking.

To the front, the property benefits from a generous driveway providing ample off-road parking along with access to a single garage. The frontage is neatly laid with hardstanding and gravel for ease of maintenance. Gated access to both sides of the property leads to the rear garden.

The rear garden is fully enclosed and predominantly laid to lawn, offering a good degree of privacy. A spacious paved patio provides an ideal area for seating and entertaining, complemented by additional gravelled sections and a timber summerhouse.

Key Information:

 Rent: £975 per calendar month

 Deposit: £1,125.00 (protected in an approved scheme)

 Available: Now

 Full referencing required

 Holding Fee: £225.00 (equivalent to one week's rent, payable on application and deducted from the first month's rent subject to successful referencing)

Tenants will be required to pass affordability, credit and right-to-rent checks in line with current legislation.

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Accommodation Includes:

Porch 1.74m (5'9") x 1.02m (3'4")

Fitted carpet, PVCu double glazed entrance door with matching side panels, door to:

Entrance Hall 4.99m (16'4") x 2.28m (7'6")

Radiator, fitted carpet, cupboard housing a wall mounted Gas combination boiler serving the heating and hot water.

Lounge 5.15m (16'11") x 3.79m (12'5") max

PVCu double glazed window to front and sides fireplace with marble surround and hearth, radiator, fitted carpet, TV point, wall light, broadband point, coving to ceiling, open plan to dining area.

Dining Area 3.51m (11'6") x 2.75m (9')

PVCu double glazed window to side, radiator, fitted carpet, TV point, three wall lights, coving to ceiling with smoke detector.

Kitchen/Breakfast Room 3.55m (11'8") x 3.51m (11'6")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap, tiled surround, space for fridge, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to rear, pantry with shelving, radiator, laminate flooring, TV point, smoke detector, door to:

Family Bathroom

Fitted with three-piece suite comprising, deep panelled bath, vanity wash hand basin with cupboard under, close coupled WC, part ceramic tiled walls, shaver point, PVCu opaque double glazed window to rear, heated towel rail, ceramic tiled flooring.

Main Bedroom 3.78m (12'5") x 3.41m (11'2")

PVCu double glazed window to rear, radiator, recessed double shower cubicle with fitted electric shower.

Bedroom 2 3.39m (11'1") x 3.04m (10')

Built-in double wardrobe with hanging rail and overhead storage, radiator, PVCu double glazed window to front, coving to ceiling.

Rear Lobby 2.10m (6'11") x 1.05m (3'5")

Laminate flooring, smoke detector, door to:

Storeroom 1.79m (5'10") x 1.70m (5'7")

With cupboard and shelving.

Utility Room 1.86m (6'1") x 1.79m (5'10")

Fitted base units with worktop space over, plumbing for automatic washing machine, vent for tumble dryer, space for freezer, opaque single glazed window to rear, laminate flooring.

Porch 1.05m (3'5") x 0.72m (2'4")

Vinyl floor covering, door.

Garage 4.88m (16') x 2.88m (9'5")

Attached brick built single garage with side door, power and lighting connected, window to rear, up and over door.

Outside:

The rear garden is a generous and well-maintained outdoor space, mainly laid to lawn and is enclosed by timber panel fencing and mature hedging. A substantial paved patio area provides a great setting for outdoor entertaining. To the far corner sits an attractive painted timber summerhouse with veranda, ideal as a garden retreat, hobby room or additional storage. There is a further gravelled seating area, established planting borders and a useful side access pathway running alongside the property.

The garden enjoys a pleasant open outlook with plenty of natural light, creating a wonderful space for families, gardening enthusiasts or those simply looking to relax outdoors.

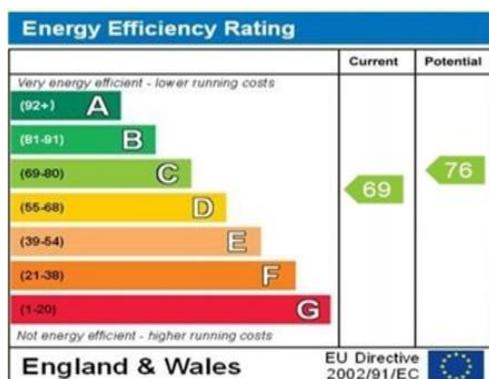
Directions

Leave our Church Street office and head over the lights onto Boston Road South, take the left turn onto Barretts Close where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7LU.

Council Tax

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

EPC - C

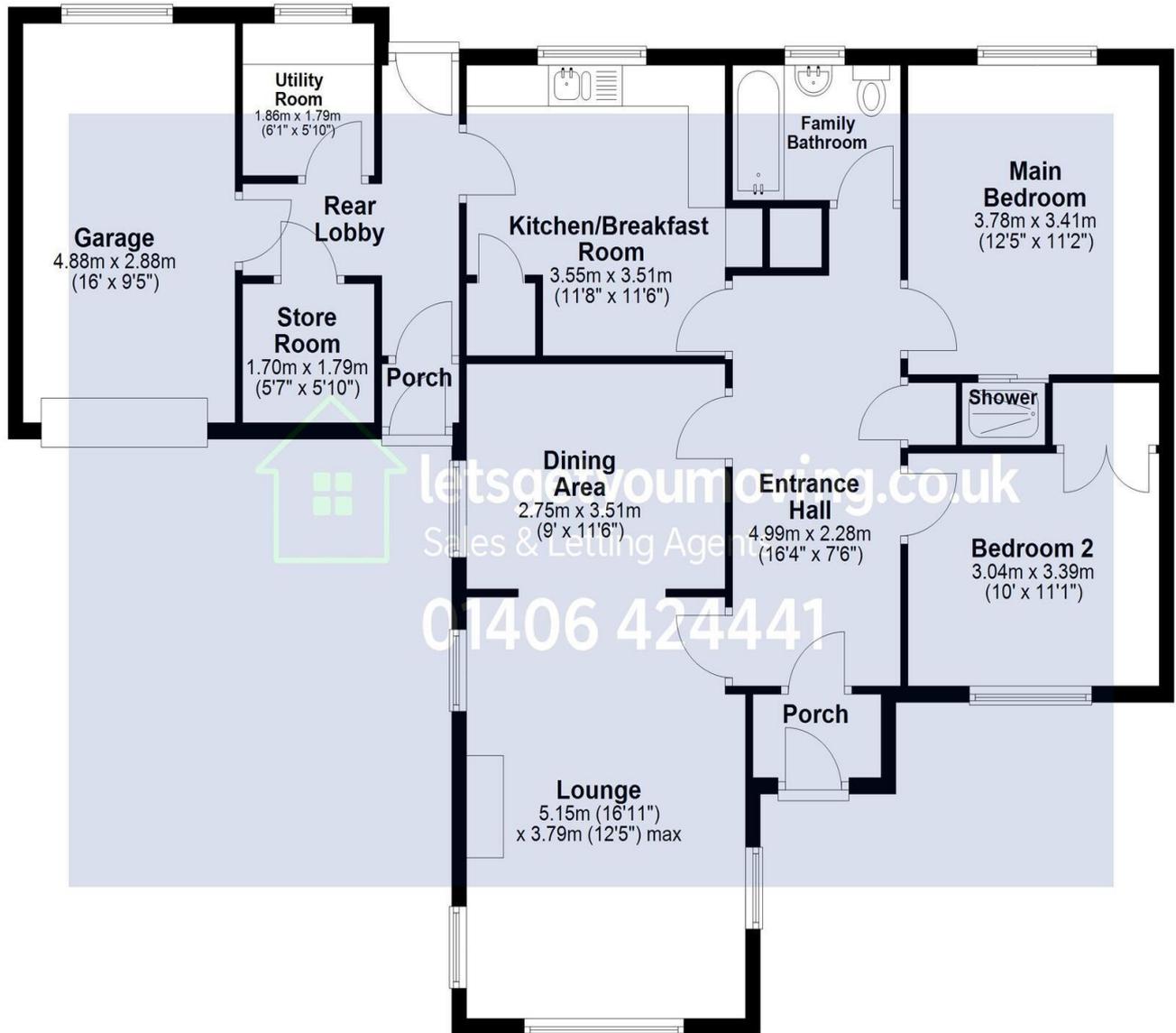






Ground Floor

Approx. 117.2 sq. metres (1261.1 sq. feet)



Total area: approx. 117.2 sq. metres (1261.1 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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