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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



# The Hollies, Holbeach £194,995

A well-presented three-bedroom home ideal for first-time buyers or investors. Featuring a lounge, kitchen/diner and bright conservatory overlooking the garden, along with three bedrooms and a family bathroom upstairs. Outside offers off-road parking and a private, low-maintenance rear garden with patio seating areas and useful storage outbuilding. Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends.

The Hollies, Holbeach, PE12 7JQ

 Perfect First Home or Smart Investment Opportunity! 

Step inside this well-presented and inviting home, offering comfortable and practical living space that's ideal for first-time buyers looking to get on the ladder or investors seeking a ready-to-let property. The accommodation includes a welcoming lounge, a spacious kitchen/diner perfect for everyday living, and a bright conservatory overlooking the garden, creating a great spot to relax or entertain.

Upstairs, the property offers three bedrooms and a family bathroom, providing flexible space for couples, young families, or tenants. Outside, the home continues to impress with off-road parking to the front and a low-maintenance enclosed garden, ideal for outdoor seating and entertaining with minimal upkeep.

✨ Key Features Buyers Will Love:

 Three well-proportioned bedrooms – ideal for families or sharers

 Conservatory overlooking the garden – extra living space all year round

 Gravel driveway providing off-road parking

 Low-maintenance enclosed rear garden with patio & storage outbuilding

Whether you're buying your first home or expanding your property portfolio, this property offers great value, practical living space and strong rental appeal.

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## Accommodation Comprises:

Entrance Hall

Vinyl floor covering, central heating thermostat, coving to textured ceiling, under-stairs storage cupboard, door to:

Lounge 5.45m (17'11") x 3.89m (12'9")

PVCu double glazed window to front, radiator, laminate flooring, TV point, two wall lights, coving to textured ceiling, stairs to first floor landing, PVCu double glazed French door to:

Conservatory 3.69m (12'1") x 3.00m (9'10")

PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power and light connected, two windows to rear, vinyl floor covering, PVCu double glazed entrance doors to garden.

Kitchen/Diner 5.43m (17'10") x 3.35m (11')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted oven range, built-in five ring halogen hob with extractor hood, PVCu double glazed window to front, PVCu double glazed window to rear, radiator, vinyl floor covering, broadband point, coving to textured ceiling.

First Floor Landing

PVCu double glazed window to front, radiator, coving to textured ceiling, access to part boarded insulated loft space, airing cupboard housing, hot water cylinder, linen shelving, door to:

Main Bedroom 3.95m (13') x 3.37m (11'1")

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

Bedroom 2 3.36m (11') x 2.81m (9'3")

PVCu double glazed window to rear, radiator.

Bedroom 3 3.38m (11'1") max x 2.64m (8'8")

PVCu double glazed window to front, radiator, built in wardrobe.

Family Bathroom 2.92m (9'7") max x 2.01m (6'7")

Fitted with three-piece suite with comprising, deep panelled bath with shower over and glass screen and vanity wash hand basin with cupboard under, mixer tap and part ceramic tiled walls, WC with hidden cistern, extractor fan, shaver point, PVCu opaque double glazed window to front, heated towel rail, tiled flooring, coving to textured ceiling.

 Outside

To the front, the property enjoys an attractive approach with a gravel driveway providing convenient off-road parking, along with a covered entrance porch offering a sheltered welcome into the home.  

To the rear, you'll discover a private and low-maintenance enclosed garden, thoughtfully laid mainly to patio — creating a fantastic space for relaxing, entertaining, or enjoying summer evenings with friends and family. 🌻 🍷 The pergola seating area adds character and provides the perfect spot for outdoor dining, a cosy garden lounge, or even a hot tub retreat. 🌿 🪑

The conservatory opens directly onto the patio, creating a seamless indoor-outdoor living feel, ideal for hosting gatherings or simply enjoying the garden views throughout the seasons. 🌸

A useful storage outbuilding offers practical space for bikes, garden equipment, hobby space or potential workshop use, while the overall layout provides excellent flexibility — whether you want a BBQ entertaining area, container vegetable garden, children's play space or stylish outdoor seating zone. 🍔 🌻 🚲

Overall, it's a versatile and easy-care outdoor space designed to be enjoyed without the burden of heavy maintenance.

#### Directions

Leave our Church Street office and head over the lights and onto Park Road, take the right turn onto Park Lane, proceed along to The Hollies where the property can be located on your right-hand side. For satellite navigation, the property postcode is: PE12 7JQ.

#### Council Tax

Band B ~ £ 1,746.23 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.

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

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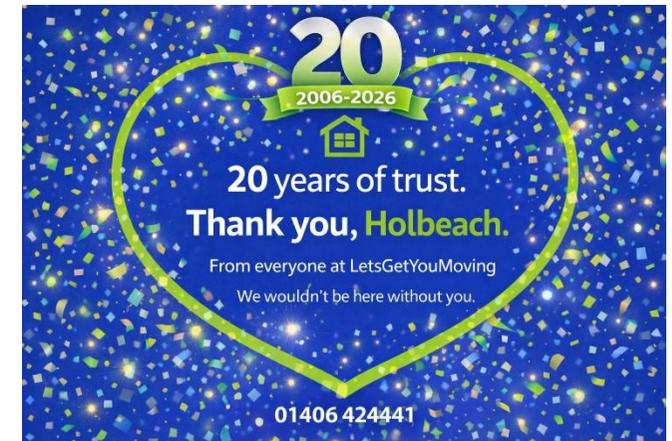
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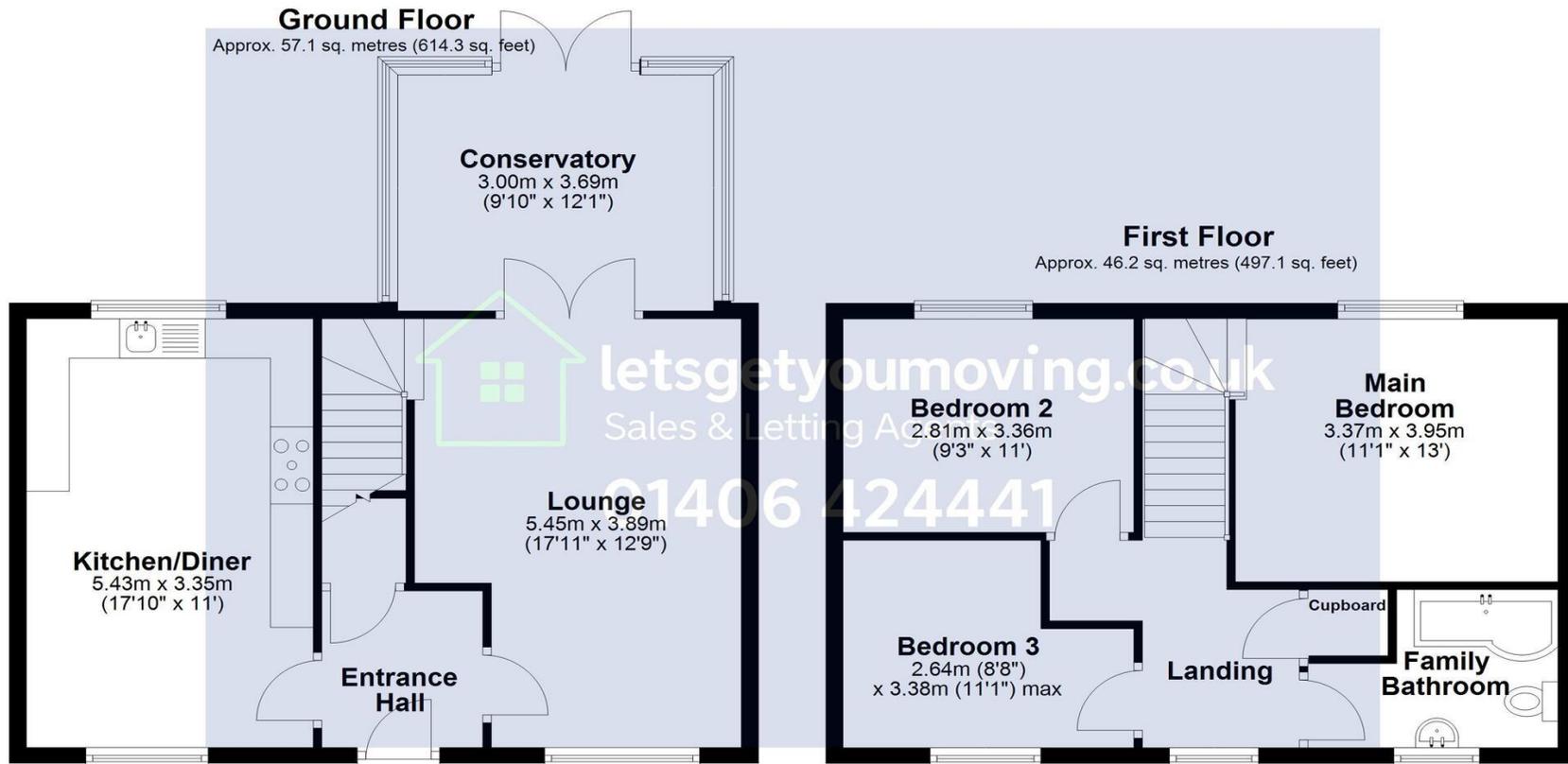
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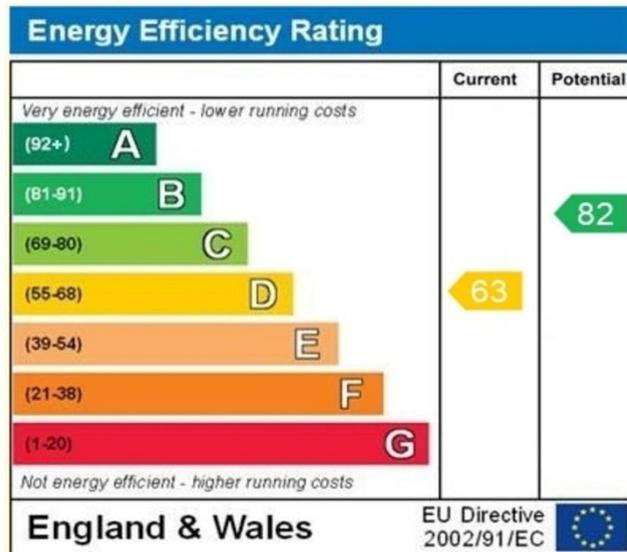
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- Home & Car Insurance
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- Commercial Vehicle Insurance
- Business Insurance





Total area: approx. 103.3 sq. metres (1111.4 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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