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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



Branches Lane, Holbeach £159,995. PE12 7BE

A three-bedroom renovation project offering excellent potential, set in a private position with enclosed gardens and off-road parking. Requiring modernisation, this is an ideal opportunity for investors or buyers looking to add value and create a bespoke home. Gardens and off road parking to the rear. Call us ANYTIME, evenings or weekends to book your viewing - 01406 424441.

A project with serious upside 🌟 This three-bedroom property for modernisation, requiring renovation throughout, but for the right buyer it presents a prime opportunity to create a standout family home or profitable investment.

The accommodation offers a solid starting point with an entrance hall, lounge, kitchen/diner, utility room, shower room, and three bedrooms to the first floor 🛠️. Outside, the property benefits from enclosed front and rear gardens 🌿 along with off-road parking to the rear 🚗 — giving you the space and structure to transform this into something special.

If you know what you're doing, this is where value is created.

🔑 Key Features:

🔨 Full renovation project – huge value-add potential

🏠 Three bedrooms – ideal future family home

🌿 Enclosed gardens front & rear

🚗 Off-road parking to the rear

📞 Call us ANYTIME – 01406 424441, evenings & weekends!

Accommodation Comprises:

PVCu double glazed entrance door, door to:

Entrance Hall 1.88m (6'2") x 1.08m (3'7")

Laminate flooring, coving to textured ceiling, open plan to kitchen, door to:

Lounge 3.65m (12') x 3.56m (11'8")

PVCu double glazed window to front, open fire with tiled surround and hearth, radiator, TV point, coving to textured ceiling, door to: stairs to first floor landing.

Kitchen/Diner 4.58m (15') max x 3.60m (11'10") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, floor mounted gas boiler serving heating system and domestic hot water, fridge and freezer, PVCu double glazed window to side, radiator, laminate flooring and part carpet, gas fire with wood surround, coving to textured ceiling, double doors to:

Utility Room 2.32m (7'7") x 1.96m (6'5")

Eye level cupboards, larder cupboard, plumbing for automatic washing machine, space for fridge and freezer, PVCu double glazed window to rear, PVCu double glazed entrance door to garden, door to:

Shower Room 2.28m (7'6") x 2.09m (6'10")

Fitted with three-piece suite with comprising, double shower enclosure with fitted mains shower and glass door, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, PVCu opaque double glazed window to rear, airing cupboard housing, hot water cylinder, linen shelving, radiator, ceramic tiled flooring.

First Floor Landing 2.15m (7'1") x 2.00m (6'7")

PVCu double glazed window to side, access to loft space, heating thermostat, smoke detector.

Main Bedroom 3.65m (12') x 3.54m (11'7")

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe with hanging rail, shelving, overhead storage and cupboards, bedside cabinet, radiator, coving to textured ceiling.

Bedroom 2 3.64m (11'11") x 2.33m (7'8")

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

Bedroom 3 2.66m (8'9") x 2.15m (7'1")

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

Outside

The front of the property offers a well-established garden  , enclosed by hedging to provide a good degree of privacy  . A lawned area is complemented by mature shrubs and attractive flower borders  , with a pathway leading to the entrance  and side access available to the rear garden.

To the rear, the garden is fully enclosed by fencing  , creating a private and practical outdoor space. A paved patio area  is ideal for seating and entertaining, with pathways leading through to further sections of the garden  . The space also benefits from a greenhouse  and useful outbuildings, including a garden store/workshop  —perfect for keen gardeners or those needing additional storage. Side access leads back round to the front of the property. Off road parking is via Princess Street. The outbuilding and some roofing is suspected white asbestos compound (Not the main house roof).

Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, continue along onto Fleet Street, then finally onto Fleet Road. Take the right turn just past Fleet Road garage onto Branches Lane where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7BE. For off road parking take the right turn onto Princes Street to the rear of the property.

Council Tax

Band A ~ 2026/2027 cost TBC

EPC ~ E

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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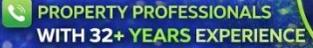
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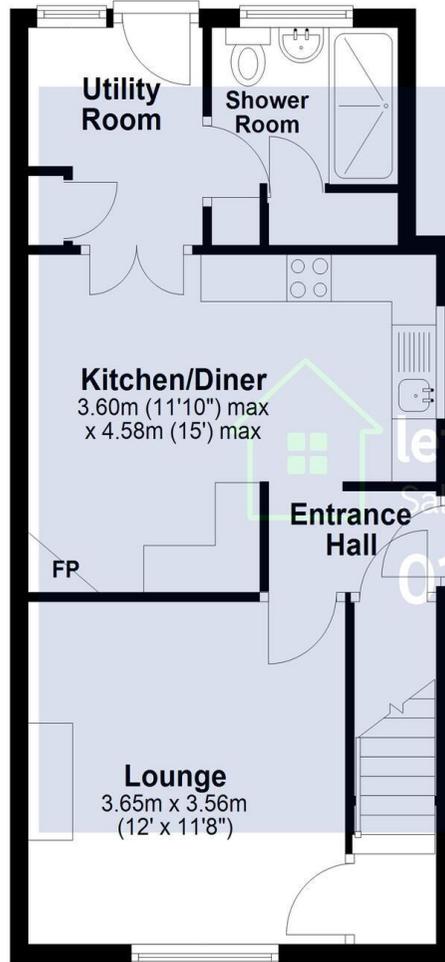
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Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



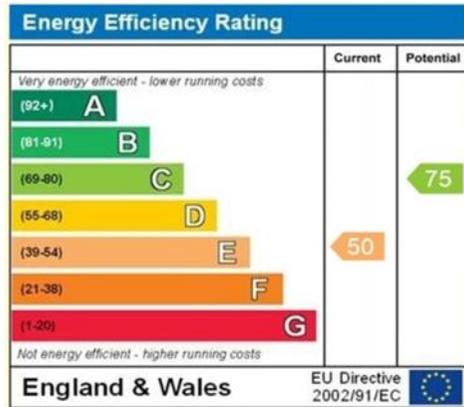
First Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



Total area: approx. 77.4 sq. metres (832.9 sq. feet)

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Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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