



**23 Keightley Road, Holbeach, PE12 8BE**

**£225,000**

- Semi rural village
- Open field views to front and rear
- Ample off road parking
- Great size rear garden
- Two reception rooms
- Good size bedrooms

## Charming Three-Bedroom Home with Stunning Countryside Views

Nestled in a quiet rural setting this three-bedroom property offers breathtaking views of the Lincolnshire countryside from both the front and rear. Perfect for those seeking peace and rural charm, the home combines tranquil surroundings with practical living.

Externally, the property boasts ample off-road parking to the front and a generously sized rear garden—ideal for families, entertaining, or simply enjoying the open space.

Inside, the accommodation flows beautifully, featuring two spacious reception rooms and a bright, airy conservatory that looks out over the garden. Upstairs, three well-proportioned bedrooms provide comfortable living space, making this home perfect for growing families or those looking for a countryside retreat.

A must-see home in a picturesque setting—early viewing is highly recommended.

### Entrance Porch

UPVC door to front and door to side. Storage space for shoes. Quarry tiled flooring.

### Entrance Hall 6'7" x 4'4" (2.03m x 1.33m)

Radiator. Carpeted.

### Bathroom 9'1" x 5'5" (2.78m x 1.66m)



UPVC window to side. Tiled flooring. Wash hand basin. Toilet. Bath with shower over. Extractor fan. Partially tiled walls. Radiator.

### Lounge 11'10" x 16'6" (3.61m x 5.05m)



Sliding patio door to rear leading to the conservatory. Radiator. Carpeted. Open fireplace with tiled surround. Stairs to first floor.

### Dining Room/Study 10'9" x 10'9" (3.30m x 3.30m)



UPVC window to front. Radiator. Carpeted.

### Conservatory 9'6" x 10'9" (2.90m x 3.28m)



Brick and UPVC construction with lean to roof. French doors to rear. Electric heater. Door leading to kitchen. Carpeted.

**Kitchen 13'4" x 8'8" (4.07m x 2.66m)**

UPVC window to rear and side. Matching wall and base units with work surfaces over. Stainless steel sink drainer with mixer tap over. Space for free standing electric cooker and extractor hood over. Space for free standing fridge. Space and plumbing for dishwasher. Radiator. Tiled flooring.

**Utility Room 9'8" x 4'0" (2.97m x 1.22m)**

UPVC door and window to side. Tiled flooring. Radiator. Boiler. Plumbing and space for washing machine.

**First Floor Landing**

UPVC window to front. Loft access. Carpeted.

**Bedroom 1 8'11" x 13'5" (2.72m x 4.11m)**

UPVC window to rear. Radiator. Carpeted. Storage cupboard with hot water tank.

**Bedroom 2 13'11" x 8'3" (4.26m x 2.52m)**

UPVC window to front. Radiator. Carpeted.

**Bedroom 3 10'10" x 8'0" (3.32m x 2.44m)**

UPVC window to front. Radiator. Carpeted.

**Outside**

Front: Gravel driveway leading to front door. Parking for several vehicles.

Rear: Enclosed by timber fencing. Patio area. Lawn area.

**Property Postcode**

For location purposes the postcode of this property is: PE12 8BE

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification

checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Out Fox the Market

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic tank

Heating: Oil heating

Heating features: No

Broadband: As stated by Ofcom, Standard is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D59

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

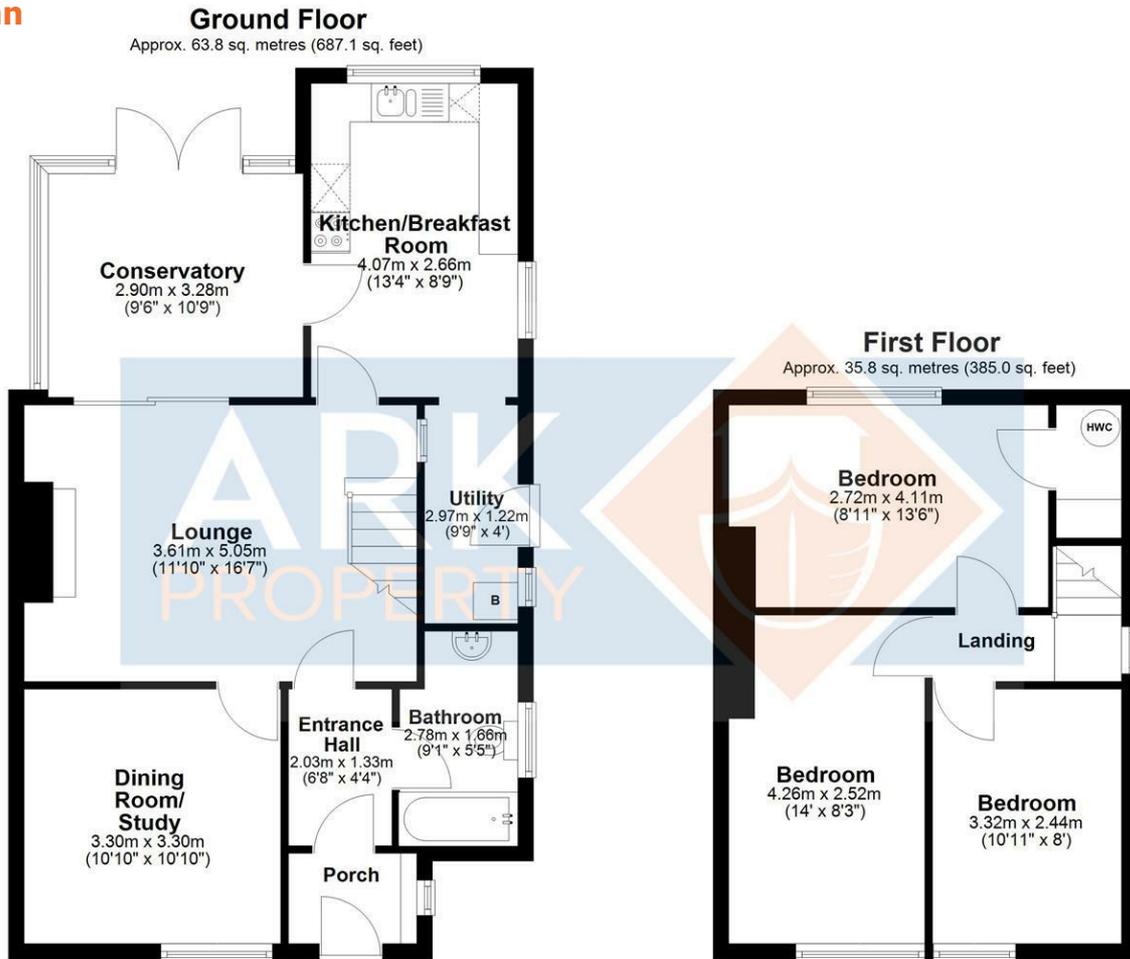
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

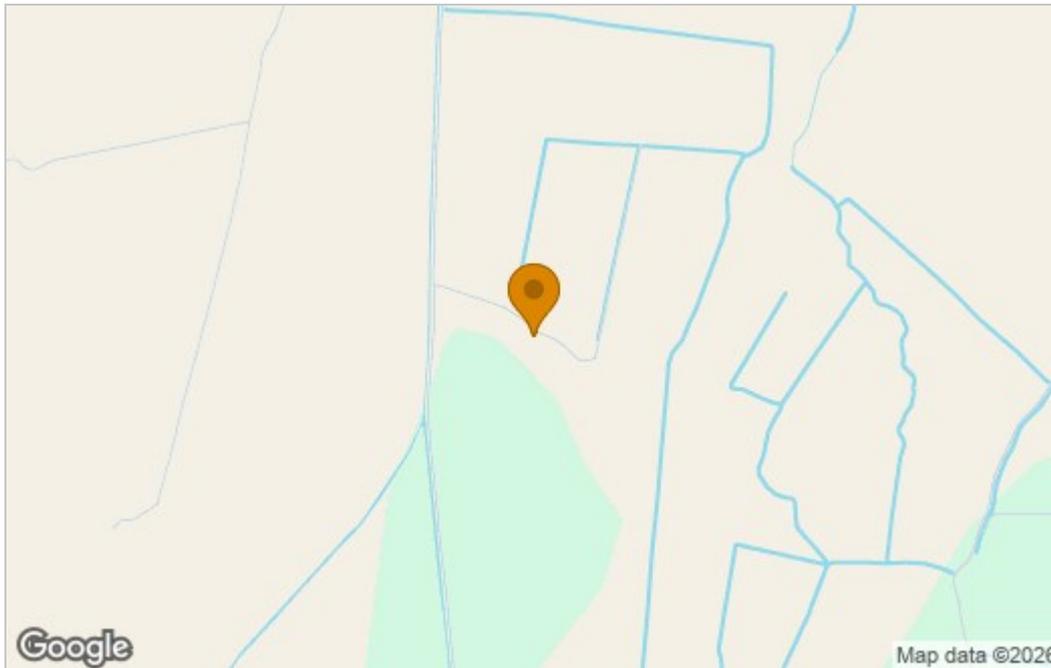
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

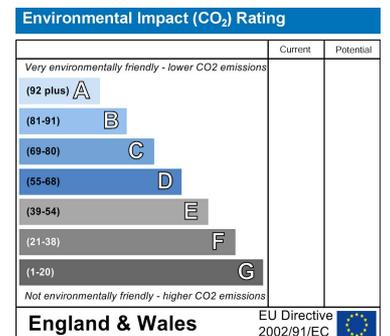
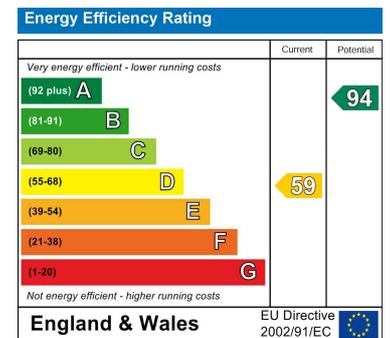


Total area: approx. 99.6 sq. metres (1072.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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