



## **23 The Hollies, Holbeach, PE12 7JQ**

**£140,000**

- Situated in a quiet cul-de-sac on The Hollies, offering a peaceful residential setting.
- Two-bedroom house ideal for first-time buyers, downsizers, or investors.
- Welcoming entrance hallway leading to well-laid-out accommodation.
- Functional kitchen and comfortable lounge providing practical living space.
- Two well-proportioned bedrooms and a family bathroom.
- Easily maintained outdoor plot with minimal through-traffic for added privacy and tranquillity.

Located in a quiet cul-de-sac on The Hollies in Holbeach, this two-bedroom house offers practical living in a peaceful setting. The accommodation includes an entrance hallway, a functional kitchen, a comfortable lounge, two well-proportioned bedrooms and a bathroom. Outside, the property benefits from an easily maintained plot and a location with minimal through-traffic, ideal for those seeking a quieter residential spot. A solid home suited to first-time buyers, downsizers or investors.

**Entrance Hall 8'7" x 4'6" (max) (2.63m x 1.39 (max))**



PVC double glazed door to front. Coving to ceiling. Laminate flooring. Doors to kitchen and lounge.

**Lounge 13'10" x 12'11" (4.24m x 3.94m)**



PVC double glazed window to front. French doors to rear garden. Coving to ceiling. Stairs to first floor landing. Radiator. Laminate flooring.

**Kitchen/Diner 11'8" x 14'11" (max) (3.56m x 4.56m (max))**



PVC double glazed windows to front and rear. Coving to ceiling. Vinyl flooring. Wall mounted mains gas central heating boiler. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splash backs. Free standing gas cooker. Stainless steel sink with chrome mixer tap. Space for fridge/freezer. Space and plumbing for washing machine and tumble dryer.

**First Floor Landing 6'7" x 7'10" (2.03m x 2.39m)**



PVC double glazed window to front. Coving to ceiling. Built in airing cupboard. Doors to bedrooms and bathroom.

**Bedroom 1 14'2" x 9'5" (4.32m x 2.88m )**



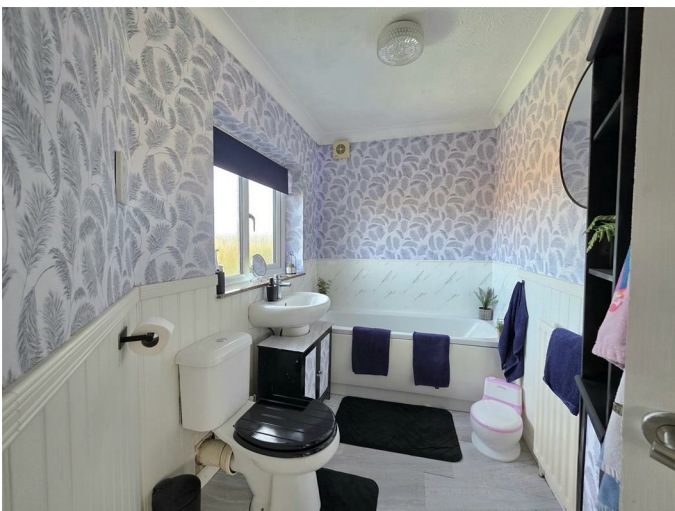
PVC double glazed windows to front and rear. Coving to ceiling with loft access. Radiator.

**Bedroom 2 11'8" x 7'11" (max) (3.58m x 2.43m (max))**



PVC double glazed window to front. Coving to ceiling. Radiator.

**Bathroom 10'11" x 5'8" (max) (3.35m x 1.74m (max) )**



PVC double glazed window to rear. Coving to ceiling.

Extractor fan. Laminate flooring. Radiator. Shaver point. Fitted panelled bath. Pedestal wash hand basin with chrome mixer tap. Close coupled toilet with push button flush.

**Outside**



There is off road parking for 1 vehicle to the front of the property. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Artificial lawn area. Patio seating area. Pergola with perspex roof.

**Property Postcode**

For location purposes the postcode of this property is: PE12 7JQ

**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: Not known  
 Property construction: Brick built  
 Electricity supply: Not known  
 Solar Panels: Not known  
 Other electricity sources: Not known  
 Water supply: Not known  
 Sewerage: Not known  
 Heating: Not known  
 Heating features: Not known  
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited 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: Not known  
 Restrictions: Not known  
 Public right of way: Not known  
 Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.  
 Coastal erosion risk: Not known  
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
 Accessibility and adaptations: Not known  
 Coalfield or mining area: Not known  
 Energy Performance rating: C78

### 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.

### Referral & Fee Disclosure

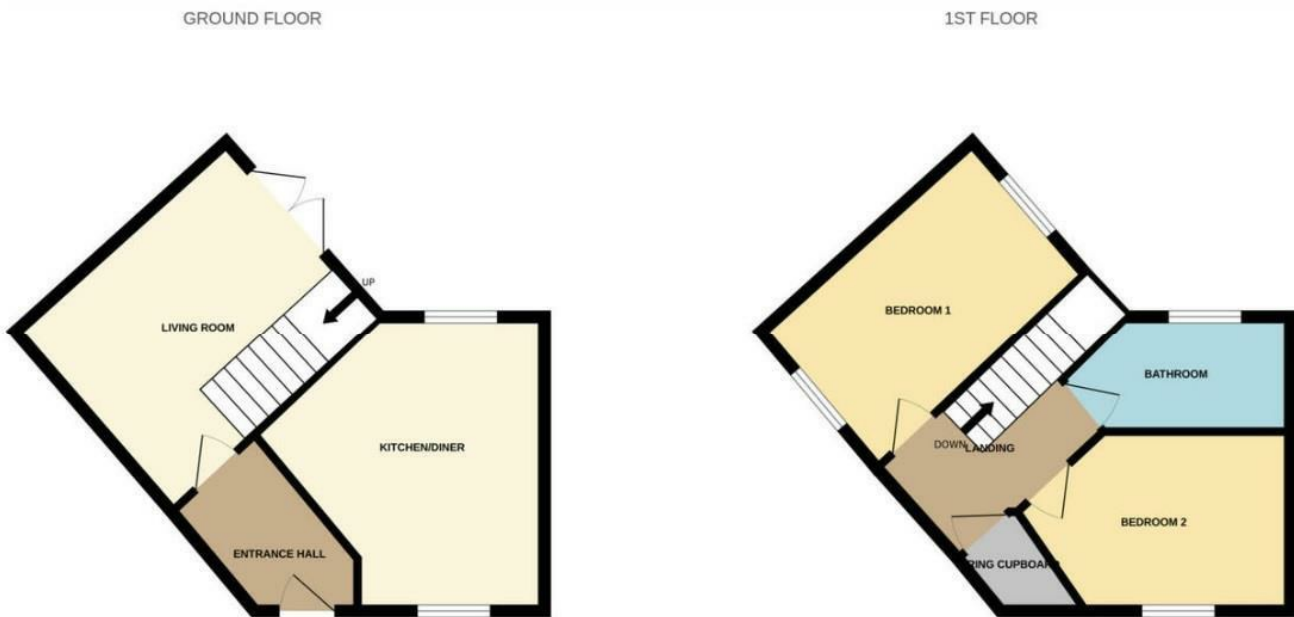
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

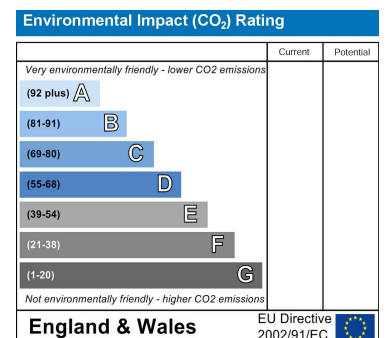
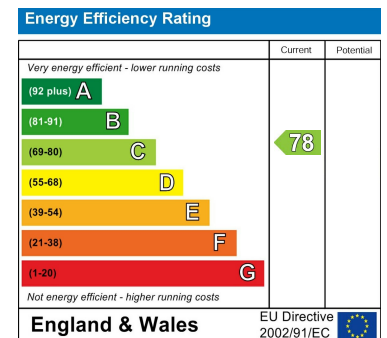


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

