



Rosedene Holbeach Drove Gate, Holbeach Drove, PE12 0PX

Guide Price £300,000

- Extended period home in a peaceful semi-rural location
- Spacious ground floor living including lounge with wood burner, kitchen diner, conservatory, office & bathroom
- Three bedrooms and modern shower room on first floor
- Generous, well-stocked rear garden – perfect for outdoor living and gardening
- Ample off-road parking and access to an oversized garage
- Ideal for families or buyers seeking space, character and countryside charm
- Guide Price £300,000 - £325,000

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Charming Extended Period Home in Semi-Rural Holbeach Drove.

Nestled in the peaceful village of Holbeach Drove, this beautifully extended period home offers generous living space and a perfect blend of character and comfort. The ground floor boasts a spacious lounge with a cosy wood burner, a well-appointed kitchen diner, bright conservatory, home office, and a family bathroom. Upstairs, there are three bedrooms and a modern shower room.

Outside, the property benefits from ample off-road parking, an oversized garage, and a generous, well-stocked rear garden—ideal for families or those seeking a quieter lifestyle with space to grow.

A wonderful opportunity to enjoy rural living with excellent interior space – viewing is highly recommended.

Entrance Hall 16'9" x 7'1" (5.11m x 2.17m)



PVC double glazed entrance door and window to front. PVC window to side. Skimmed ceiling. Tiled flooring. Stairs to first floor landing. Understairs storage cupboard. Wall mounted electric consumer unit. Radiator. Doors to lounge and bathroom.

Bathroom 7'10" x 6'1" (2.41m x 1.87m)



PVC double glazed window to side. Coving to skimmed ceiling. Tiled flooring. Wall mounted heated towel rail. Fitted with a three piece suite comprising corner bath. Pedestal wash hand basin. Close coupled toilet with push button flush.

Lounge 19'1" x 13'6" (5.84m x 4.14m)



PVC double glazed bay window to front. Coving to skimmed ceiling. Two radiators. Exposed brick chimney breast with inset cast iron stove. Doors to kitchen/diner and inner hall.



Inner Hallway

Coving to ceiling. Doors to office and conservatory.

Conservatory 13'8" x 11'1" (4.19m x 3.38m)



Brick and PVC double glazed construction with polycarbonate roof. Tiled flooring. Radiator. French doors opening to kitchen/diner and rear garden.



Study 13'8" x 7'1" (4.17m x 2.16m)



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

Kitchen/Diner 13'7" x 20'6" (4.15m x 6.27m)



PVC double glazed window to side. French doors to rear. Coving to skimmed ceiling with spot lighting. Anthracite vertical column radiator. Tiled flooring. Floor mounted oil central heating boiler. Inset cast iron stove. Fitted with a matching range of base and eye level units with solid oak doors and peninsular. Worktop space and tiled splash back. One and a half bowl sink drainer with chrome mixer tap over. Four ring electric hob. Space and plumbing for washing machine and dishwasher. Integrated eye level oven and grill. Integrated fridge. HIVE central heating/hot water control.



First Floor Landing

PVC double glazed window to side. Coving to

skimmed ceiling. Loft access. Built in airing cupboard with hot water cylinder. Doors to bedrooms and bathroom.

Bedroom 1 10'7" x 13'6" (3.25m x 4.12m)



PVC double glazed window to front. Coving to ceiling. Exposed floor boards. Radiator. Feature fireplace.



Bedroom 2 7'11" x 10'4" (2.43m x 3.17m)



PVC double glazed window to rear. Coving to ceiling. Exposed floor boards. Radiator.

Bedroom 3 5'0" x 9'10" (1.53m x 3.00m)

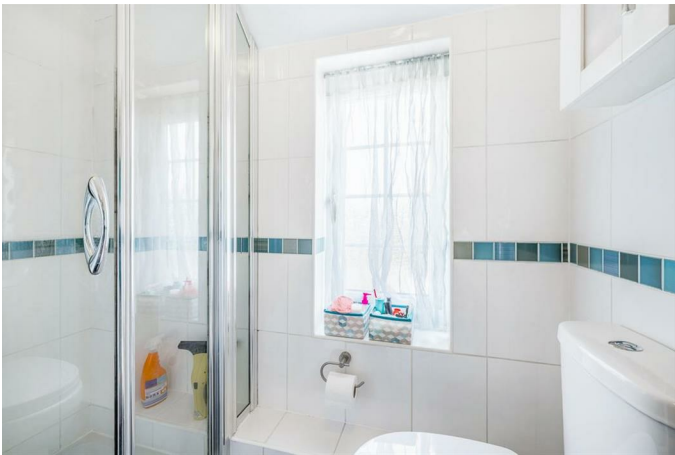


PVC double glazed window to rear. Coving to ceiling. Exposed floor boards. Radiator.

Shower Room



PVC double glazed window to front. Skimmed ceiling. Tiled flooring. Full height wall tiling. Extractor fan. Chrome wall mounted heated towel rail. Illuminated vanity mirror. Shaver point. Fitted shower enclosure with glass folding door, chrome shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage.



Outside



There is a gravel driveway to the front of the property giving off road parking for 4-5 vehicles. Leading to the detached oversized garage and to the rear garden.

The rear garden is established and laid to lawn with a variety of mature shrubs and trees. There is a pond, water feature. Outside power points, lighting and water connected.



Garage 26'6" x 14'5" (8.08m x 4.40m)

Electric roller shutter door. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 0PX

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: C
 Annual charge: No
 Property construction: Brick built
 Electricity supply: Mains
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Septic tank
 Heating: Oil central heating
 Heating features: HIVE central heating/hot water control
 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 and Oversized Garage.
 Building safety issues: No

Restrictions: No

Public right of way: No

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: 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: D56

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.

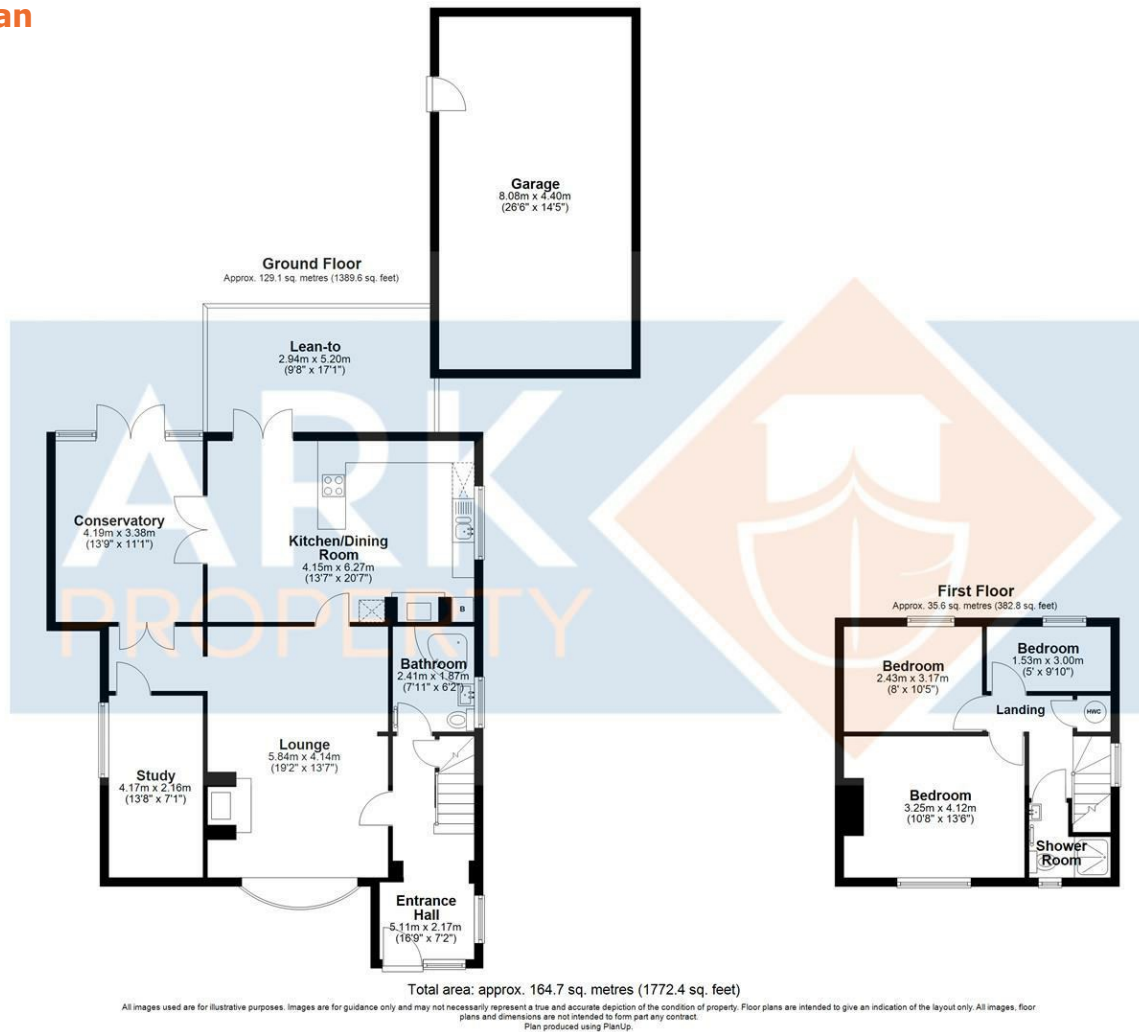
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.

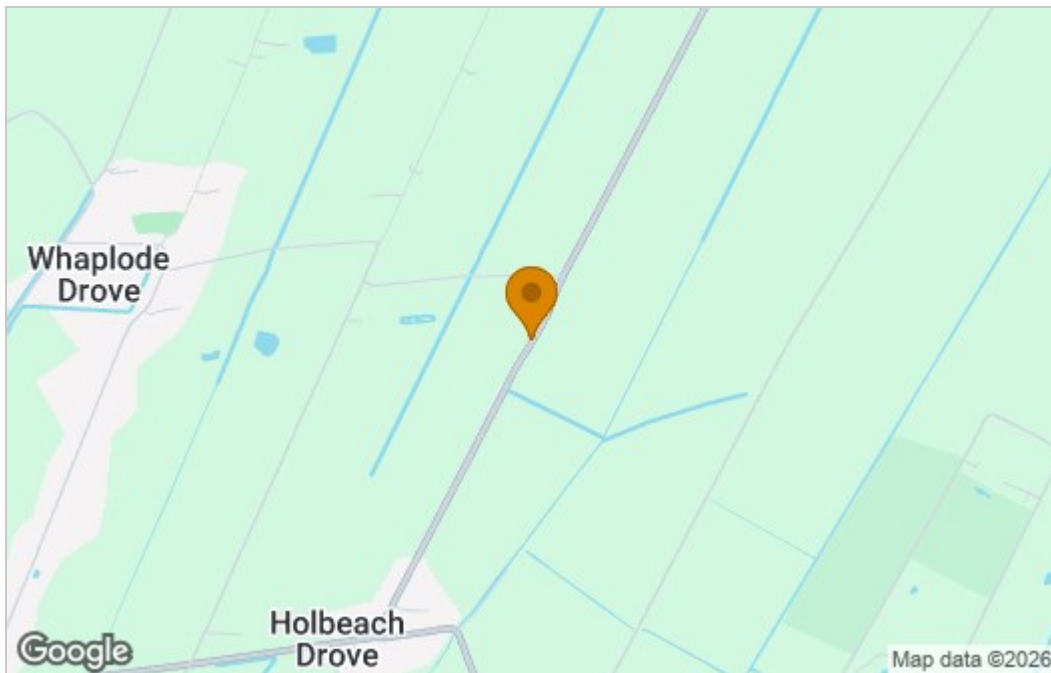
Disclaimer

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

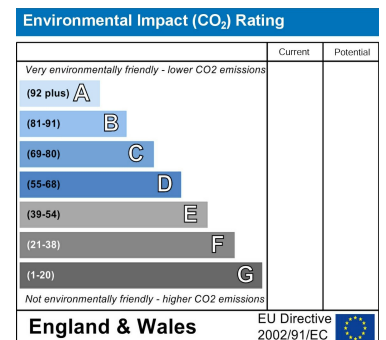
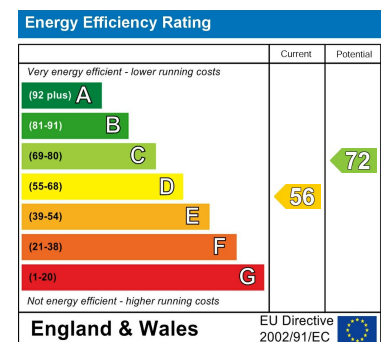
Floor Plan



Area Map



Energy Efficiency Graph



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