



## Littlebury Gardens, Holbeach £300,000 (offers over)

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: [info@letsgetyoumoving.co.uk](mailto:info@letsgetyoumoving.co.uk) [www.letsgetyoumoving.co.uk](http://www.letsgetyoumoving.co.uk)

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66





**Set in a quiet location yet within easy walking distance of Holbeach town centre is this very well-presented three-bedroom detached bungalow with good off-road parking and a beautiful enclosed rear garden. In brief: Entrance hall, kitchen/breakfast, utility room, lounge, three bedrooms, shower room. The property also benefits from owned solar panels with a feed in tariff. Call us anytime to book your viewing - 01406 424441.**

### Accommodation Comprises:

PVCu double glazed entrance door to:

Porch

Part glazed door to:

Entrance Hall

Radiator, central heating thermostat, broadband point, coving to textured ceiling, fully boarded insulated loft space, door to:

Lounge 4.51m (14'10") x 3.57m (11'9")

PVCu double glazed window to front, electric fire with decorative marble surround, radiator, TV point, coving to textured ceiling.

Kitchen/Breakfast Room 3.54m (11'7") x 3.21m (10'6")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled surround, integrated fridge, fitted eye level electric fan assisted oven, four ring halogen hob, single glazed window to rear, PVCu double glazed window to side, radiator, vinyl floor covering, coving to textured ceiling, open plan to:

Utility Room 3.57m (11'9") x 1.67m (5'6")

Full height storage cupboard, workspace over, plumbing for automatic washing machine, space for freezer and tumble dryer, extractor fan. PVCu double glazed window to rear, boiler cupboard with wall mounted gas boiler serving heating system and domestic hot water, vinyl floor covering, coving to textured ceiling, fully ceramic tiled walls, PVCu double glazed entrance door to garden.

Main Bedroom 3.56m (11'8") x 3.56m (11'8")

PVCu double glazed window to front, radiator, coving to textured ceiling.

Bedroom 2 3.27m (10'9") x 3.00m (9'10")

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

Bedroom 3 3.56m (11'8") x 2.51m (8'3")

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

#### Shower Room

Fitted with three-piece suite comprising of a fully tiled shower enclosure with fitted mains shower and glass doors, vanity wash hand basin with base cupboard, fully ceramic tiled walls, close coupled WC, extractor fan, PVCu opaque double glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling.

#### Garage 4.70m (15'5") x 2.42m (7'11")

Attached brick built single garage with side door, power and light connected, glazed window to rear, Up and over door.

#### Outside

The property is enclosed with both picket with 2 side gates and panel fencing and is planted with mature shrubs and flowers, a gravel driveway leads to off road parking and single garage. A side gate leads to the enclosed rear garden, raised beds of beautiful shrubs and flowers, large patio area, summer house, artificial grassed area, courtesy lighting.

#### Agents Notes:

The property benefits from owned solar panel with a feed in tariff.

#### Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue onto Spalding Road, take the left turn onto Langwith Drive go to the end of the road turn left onto Langwith Gardens, turn left onto Littlebury Gardens where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7ES.

#### Council Tax

Band C £1,933.17 From April 2024 to March 2025, South Holland District Council.

#### EPC - B

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.

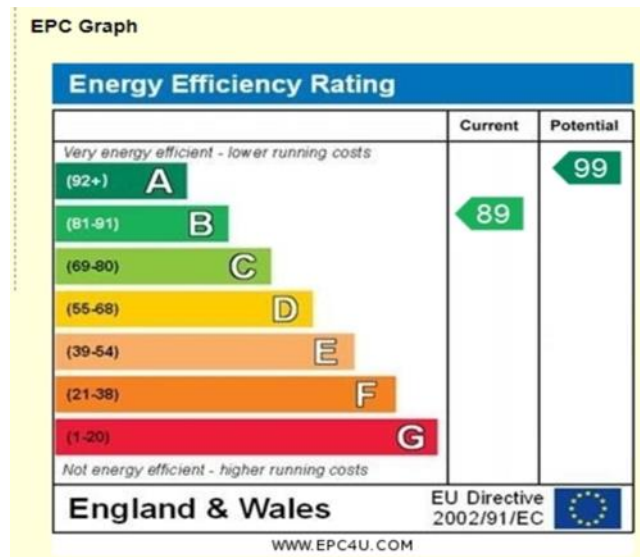
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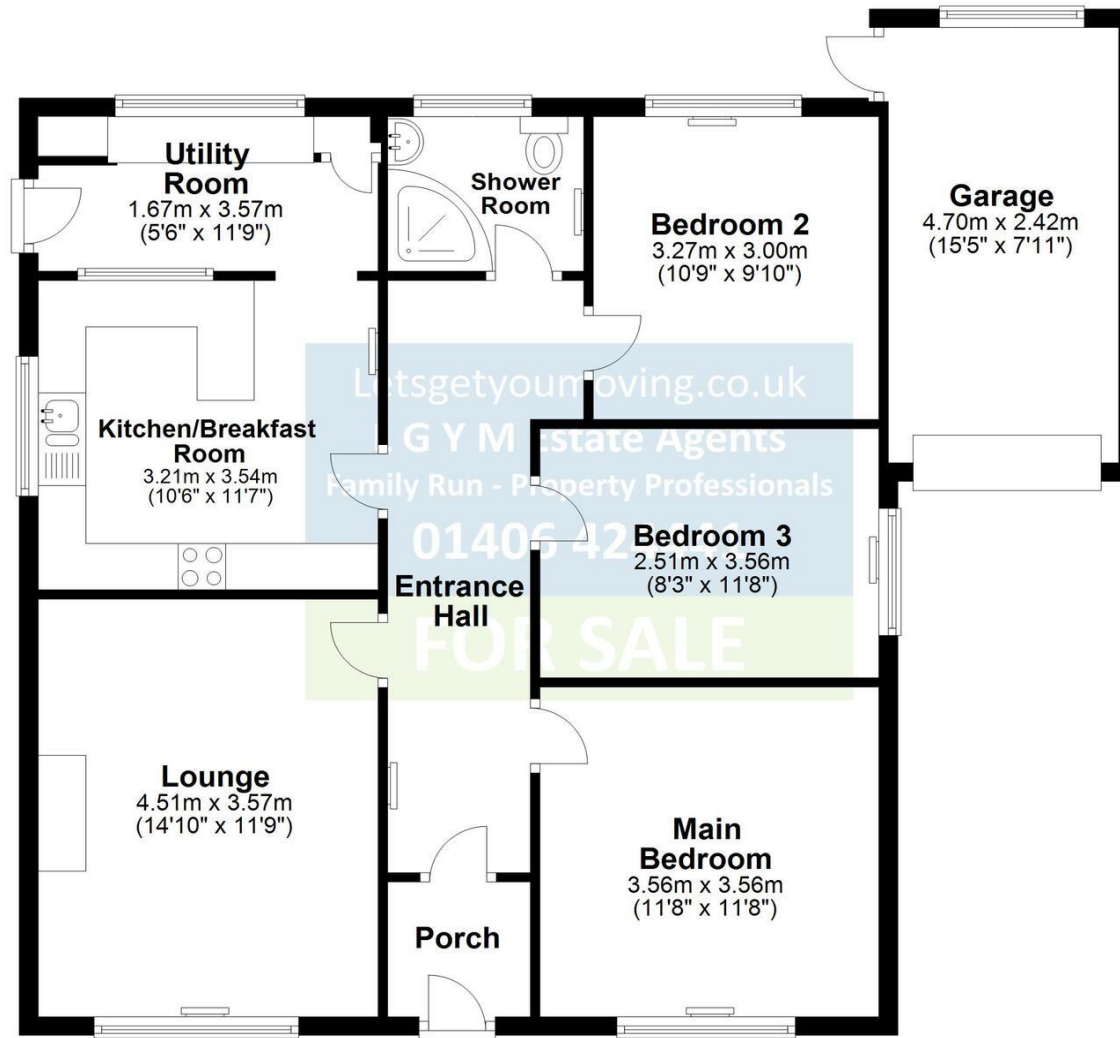






## Ground Floor

Approx. 96.3 sq. metres (1036.7 sq. feet)



Total area: approx. 96.3 sq. metres (1036.7 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

## Disclaimer

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

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