



Lawrence Close, Holbeach £289,995

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



A detached bungalow located in a quiet cul-de-sac in Holbeach offering a blend of comfort and convenience. With an east-facing, fenced & privet hedge enclosed garden, ample parking, and no chain, it's an attractive option for those seeking a hassle-free move. The layout features a porch, entrance hall, kitchen/breakfast room, utility room, lounge/diner, three bedrooms, a family bathroom, and an en-suite to the main bedroom. Outside, you'll find parking, a single garage, enclosed rear garden, making it a perfect home for relaxation and practicality.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Porch

Ceramic tiled flooring, PVCu double glazed entrance door to:

Entrance Hall

Two PVCu double glazed windows to side, two radiators, broadband connection, coving to textured ceiling with smoke detector, access to insulated loft space, central heating thermostat, airing cupboard housing hot water cylinder and linen shelving, storage cupboard with hanging and shelving, door to:

Kitchen/Breakfast Room 3.31m (10'10") x 3.01m (9'11")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap, tiled surround, plumbing for dishwasher, fitted electric fan assisted double oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to side, radiator, vinyl floor covering, coving to textured ceiling.

Utility Room 2.62m (8'7") x 1.78m (5'10")

Fitted with a matching range of eye level units with worktop space over, extractor fan, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge, freezer and tumble dryer, PVCu double glazed window to side, radiator, vinyl floor covering, coving to ceiling, PVCu double glazed entrance door to side.

Lounge/Dining Room 5.67m (18'7") x 3.63m (11'11")

PVCu double glazed box window to front, PVCu double glazed window to front, fireplace with wooden surround and stone inset and hearth, two radiators, TV point, three wall lights, coving to textured ceiling.

Main Bedroom 3.31m (10'10") x 3.26m (10'8")

PVCu double glazed window to rear, radiator, coving to textured ceiling, door to:

En-suite

Fitted with three-piece suite comprising vanity wash hand basin with base cupboard, tiled shower enclosure with fitted electric shower and glass doors, close coupled WC, half ceramic tiled walls, extractor fan, PVCu opaque double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling.

Bedroom 2 3.30m (10'10") x 3.05m (10') PVCu double glazed window to rear, radiator, coving to textured ceiling.

Bedroom 3 2.91m (9'6") x 2.21m (7'3") PVCu double glazed window to rear, radiator, coving to textured ceiling.

Family Bathroom

Fitted with four-piece suite comprising deep panelled bath with matching telephone style mixer tap, tiled shower enclosure with fitted electric shower and glass door, pedestal wash hand basin, close coupled WC, half ceramic tiled walls, extractor fan, PVCu opaque double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling.

Garage 4.89m (16'1") x 2.75m (9')

Rear door, power and light connected, loft hatch to storage space, PVCu double glazed window to rear, remote-control electric up and over door.

Outside The property is open plan with area laid to lawn, driveway leading to off road parking and single garage, side gate leading to enclosed rear garden, with wood panel fencing, mainly laid to lawn, wooden garden store, greenhouse, patio area, pergola, outside tap, outside lighting.

Directions

Leave our Church Street office and turn right. At the junction bear right onto Hall Gate and continue over the roundabout onto Hall Gate then Wignals Gate after Maple Grove turn onto Lawence Close where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7EY.

Council Tax Band C £1,933.17 From April 2025 to March 2026, South Holland District Council.

EPC – D

Agents Notes: Money Laundering Regulations 2003

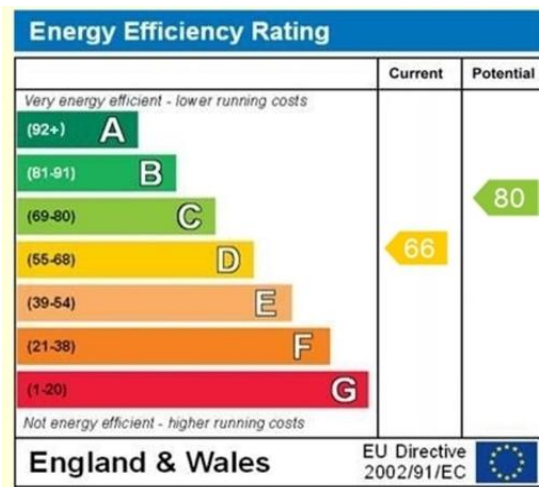
Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as requested 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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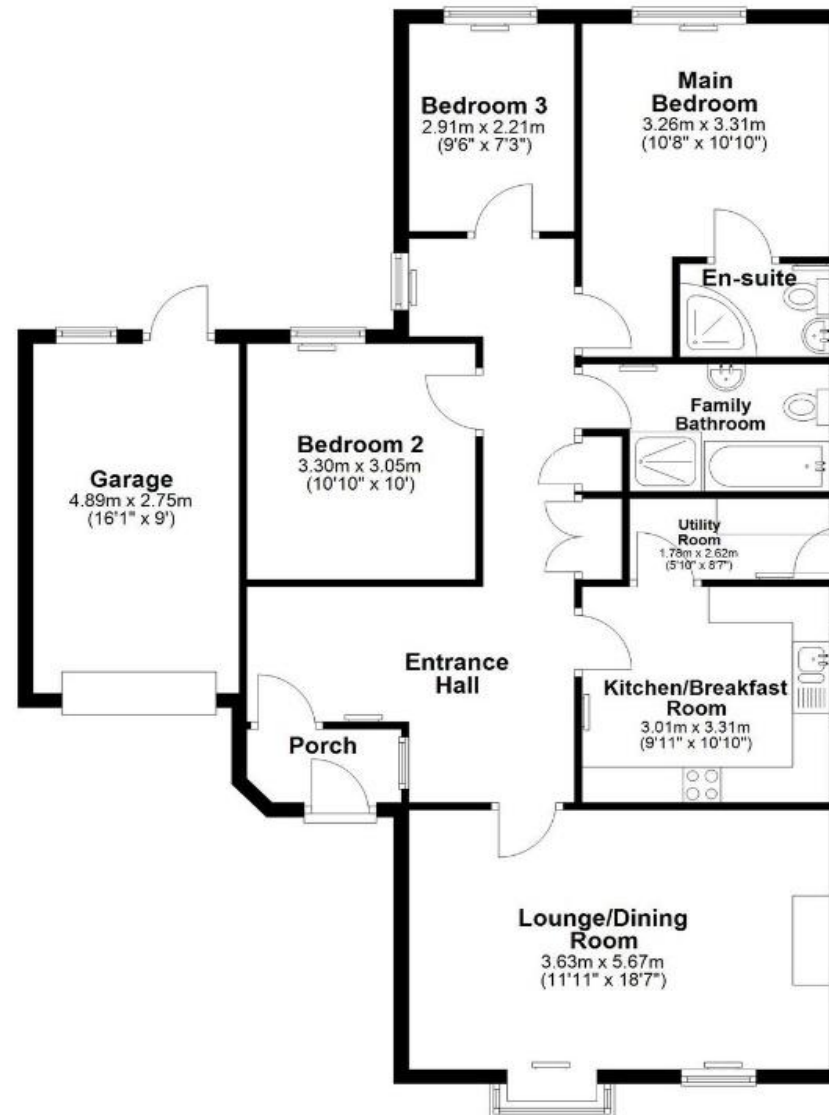


Phill Greaves

CeMAP Certs CII (MPI)

Ground Floor

Approx. 108.6 sq. metres (1168.9 sq. feet)



Total area: approx. 108.6 sq. metres (1168.9 sq. feet)

Disclaimer

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

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The advertisement features a warm, golden-hour photograph of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. In the background, a woman and a man are walking towards the camera, each carrying a large cardboard box. To the left of the family, a stack of several cardboard boxes is piled up. The scene is set in a bright, modern interior with large windows in the background, creating a warm and inviting atmosphere.