



Langwith Gardens, Holbeach £249,995

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

NO CHAIN - Set in a peaceful and much sought-after residential area of Holbeach, this two-bedroom detached bungalow offers a perfect blend of comfort, convenience, and charm. Just a short stroll from the town centre, this home is ideally positioned for easy access to local shops, cafes, healthcare facilities, and public transport links, making it an excellent choice for downsizers, retirees, or anyone seeking a relaxed lifestyle in a friendly community.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

Part glazed double doors to:

Porch

Two double doors to:

Entrance Hall

Dado rail, broadband point, coving to textured ceiling, smoke detector, access to insulated loft space, door to:

Lounge 4.85m (15'11") x 3.62m (11'11")

PVCu double glazed window to front, open fire with wooden surround, stone inset and hearth, radiator, satellite and TV points, central heating thermostat, coving to textured ceiling, open plan to:

Dining Area 3.61m (11'10") x 3.01m (9'11")

PVCu double glazed window to rear, radiator, coving to ceiling, under window seat, (The property water tap is located here) door to:

Kitchen 4.42m (14'6") x 2.58m (8'6")

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, tiled surround, integrated fridge and freezer, plumbing for automatic washing machine and dishwasher, built-in electric fan assisted oven, built-in four ring halogen hob with extractor hood, PVCu double glazed windows to side, radiator, ceramic tiled flooring, part double glazed polycarbonate roof, PVCu double glazed French doors to garden.

Main Bedroom 3.64m (11'11") x 3.62m (11'11")

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes comprising of double wardrobes with hanging rails, shelving and drawers, radiator, TV point, coving to textured ceiling.

Bedroom 2 3.33m (10'11") x 3.03m (9'11")

Radiator, coving to textured ceiling, vanity wash hand basin with cupboard under, double glazed patio door to garden.

Wet Room

Fitted with three-piece suite comprising with electric shower, curtain rail, pedestal wash hand basin, low-level WC, extractor fan, fully ceramic tiled walls, PVCu opaque double glazed window to rear, radiator, coving to textured ceiling.

Garage

Attached brick built single garage with power and lighting connected, wall mounted gas boiler serving heating system and domestic hot water, hot water cylinder, PVCu double glazed window to side, up and over door,

Outside

The property boasts a well-maintained open-plan front garden, predominantly laid to lawn and enhanced with flower insets that add a splash of colour and charm. A combination of gravel and paved driveway provides ample off-road parking and leads to a single garage, offering secure storage or additional parking space. To the side, gated access opens into a beautifully enclosed rear garden, bordered by wood panel fencing for privacy and security. This generous outdoor space is mainly laid to lawn and features a paved patio area, ideal for outdoor dining or relaxing in the sun. The garden also includes a greenhouse, perfect for gardening enthusiasts, and a summer house, offering a tranquil retreat or hobby space.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue to Spalding Road taking the left turn onto Langwith Drive, at the junction turn left then the second right where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7JL.

Council Tax

Band B £1,746.23 from April 2025 to March 2026, South Holland District Council.

EPC - TBC

Agents Notes:

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 imposed by HMRC.

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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.

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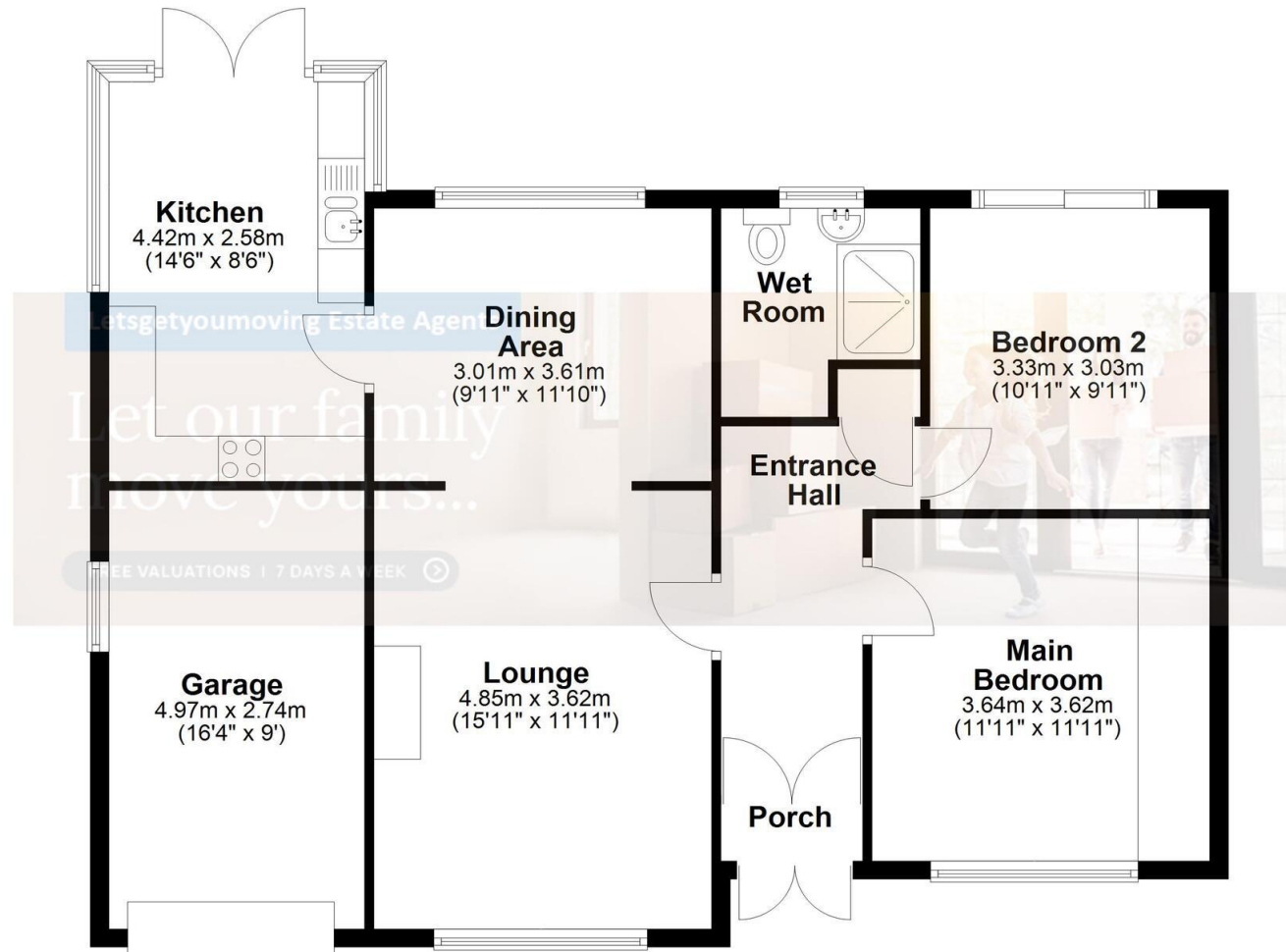
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