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Sales & Letting Agents



14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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



Farmers Gate, Holbeach £229,995

This well-maintained detached bungalow is situated in a peaceful and friendly neighbourhood, just a short walk from Holbeach town centre. Offering excellent potential for modernisation, the property features a spacious kitchen/diner, a comfortable lounge, and two generously sized double bedrooms. The shower room is fitted with an

Aqualisa mains shower for added convenience. Outside, the east-facing enclosed rear garden provides a private outdoor space, while off-road parking and a single garage add practicality. With local bus services nearby, this home combines comfort, convenience, and opportunity in a desirable location.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

Entrance Hall

Airing cupboard housing, hot water cylinder, linen shelving, radiator, telephone point, central heating thermostat, coving to textured ceiling, access to insulated loft space, door to:

Lounge 4.90m (16'1") x 3.47m (11'5")

PVCu double glazed bow window to front, gas fire with brick-built surround and stone hearth, radiator, satellite, TV aerial point, coving to textured ceiling.

Kitchen/Diner 4.13m (13'7") x 3.00m (9'10") max

Fitted with a matching range of base and eye level units with worktop space over, 11/4 bowl polycarbonate sink unit with single drainer, mixer tap, tiled surround, fitted fridge, fitted eye level electric fan assisted oven, built-in four ring gas hob with pull out extractor hood, PVCu double glazed window to rear, radiator, coving to textured ceiling, door to:

Utility Room 2.49m (8'2") max x 2.33m (7'8")

Fitted with a matching base and eye level units with worktop space over, fitted automatic washing machine, space for freezer and tumble dryer, PVCu double glazed window to side, radiator, coving to textured ceiling, door to:

Cloakroom

PVCu double glazed window to rear, fitted with two-piece suite comprising, wall mounted wash hand basin with half ceramic tiled walls and close coupled WC, coving to textured ceiling.

Conservatory 3.09m (10'2") x 2.90m (9'6")

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, ceiling fan and power and light connected, radiator, PVCu double glazed French doors to garden.

Main Bedroom 3.66m (12') x 3.47m (11'5")

PVCu double glazed window to rear, fitted bedroom suite with a range of wardrobes with hanging rail and shelving, dressing table, bedside cabinet and drawers, radiator, TV point, coving to textured ceiling, door to:

Bedroom 2 3.39m (11'1") x 3.16m (10'4")

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes with hanging rail, shelving and overhead storage, dressing table, bedside cabinet, radiator, coving to textured ceiling.

Shower Room

Fitted with three-piece suite comprising tiled shower enclosure with fitted Aqualisa mains shower and glass doors, vanity wash hand basin with cupboards under, fully ceramic tiled walls, WC with hidden cistern, wall mounted, cabinets, shaver point, PVCu opaque double glazed window to rear, radiator, ceramic tiled flooring, coving to textured ceiling.

Garage 4.78m (15'8") x 2.49m (8'2")

Attached brick built single garage with power and lighting connected, wall mounted gas boiler serving heating system and domestic hot water, remote-controlled electric roller door.

Outside

The front of the property features an open-plan layout with a well-maintained lawn and a paved driveway providing off-road parking and access to a single garage. A side gate leads to the rear garden. Enjoy an east-facing enclosed rear garden, bordered by wood panel fencing for privacy. The outdoor space includes a lawned area, a gravel section, a wooden garden store, and a patio, perfect for relaxing or entertaining.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road, Take the left turn onto Netherfield then second left into Farmers Gate. The bungalow is the last property on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7NT.

Council Tax Band

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.

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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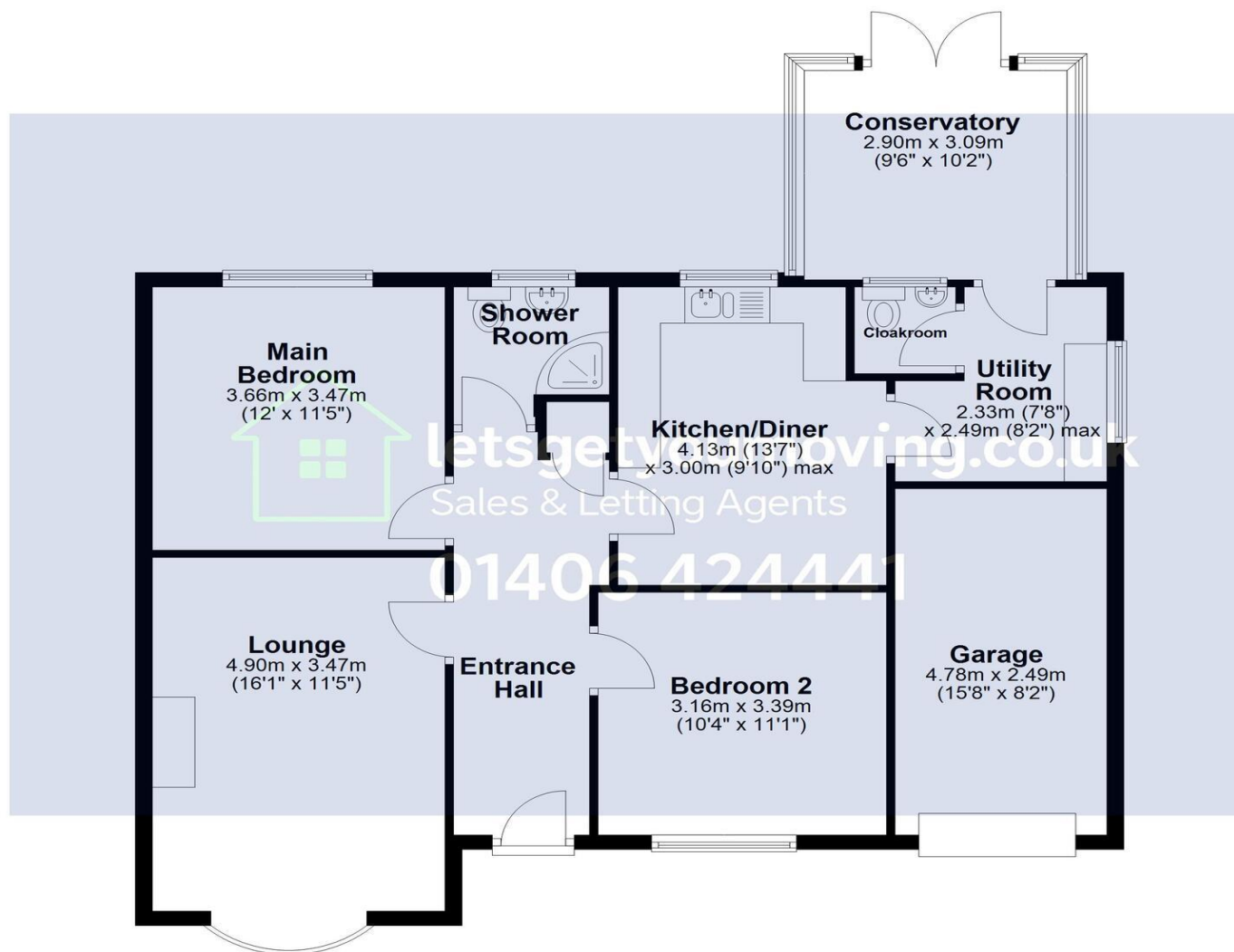
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Ground Floor

Approx. 96.6 sq. metres (1039.6 sq. feet)



Total area: approx. 96.6 sq. metres (1039.6 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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