



The Haven Main Road, Holbeach Drove, PE12 0PS

£210,000

- Semi rural village
- Two double bedrooms
- Ample off road parking and garage
- Detached bungalow
- Conservatory overlooking garden
- Nice flowing layout
- Priced to sell
- No chain

Welcome to The Haven – A Charming Two-Bedroom Bungalow in a Semi-Rural Setting With great parking, a generous garden, and a lovely conservatory overlooking it, The Haven truly lives up to its name. This delightful bungalow offers well-proportioned rooms and neutral décor throughout, creating a warm, move-in-ready home that feels just right the moment you step inside.

Set in a peaceful semi-rural location, it's ideal for those seeking a quieter pace of life without sacrificing comfort. The conservatory to the rear is the perfect spot to relax and enjoy the garden views, making it a great space all year round.

Whether you're starting out, slowing down, or simply looking for a new place to call home, The Haven could be exactly what you're looking for.

Entrance Hall 16'7" x 4'9" (5.06m x 1.46m)



UPVC door to front with glazed side panel. Loft access. Airing cupboard. Wood effect flooring.

Lounge 12'7" x 11'8" (3.85m x 3.56m)



UPVC window to front. Radiator. Carpeted.

Kitchen 9'4" x 11'8" (2.87m x 3.56m)



Two UPVC windows. Matching range of wall and base units with worksurfaces over. Tiled splashback. Sink with drainer and mixer tap over. Integrated oven with electric hob. Tiled flooring. Radiator. Pantry.

Conservatory 14'6" x 6'7" (4.43m x 2.01m)



UPVC and brick built. French doors to side. Tiled flooring.

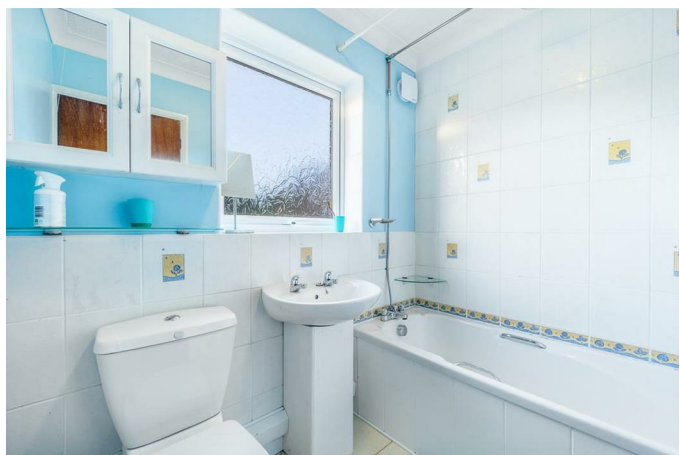
Bedroom 1 11'4" x 11'8" (3.47m x 3.56m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 10'7" x 9'8" (3.25m x 2.95m)

UPVC window to rear. Radiator. Carpeted.

Bathroom 5'5" x 6'9" (1.66m x 2.07m)

UPVC window to rear. Bath with mixer tap and rainfall shower head over. Wash hand basin. Toilet. Partially tiled walls. Heated towel rail. Extractor fan. Tiled flooring.

Outside

Front: Driveway leading to a single garage offering ample off-road parking.
Rear: Enclosed by timber fencing. Lawn area. Decking area. Timber shed.

Garage

Electric roller vehicular door with alarm. Power and light connected.

Property Postcode

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

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: EDF

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic Tank

Heating: Oil central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is None over Voice and Data. Three is None over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. 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

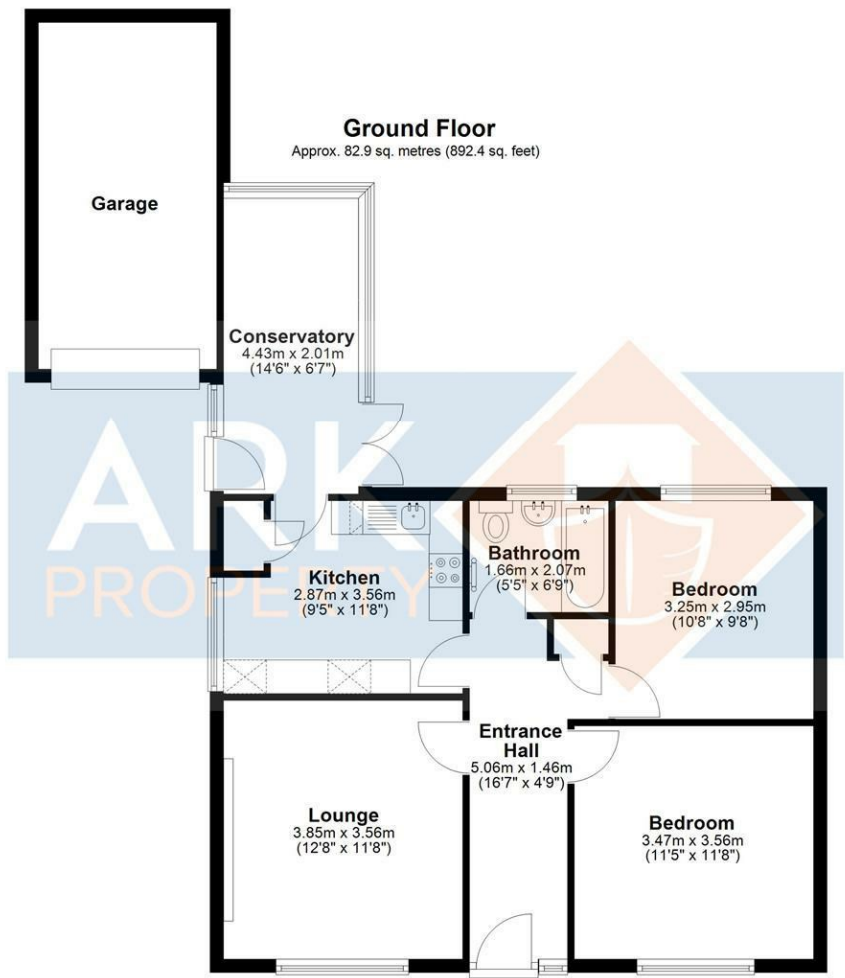
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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

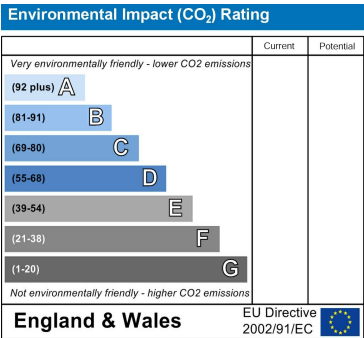
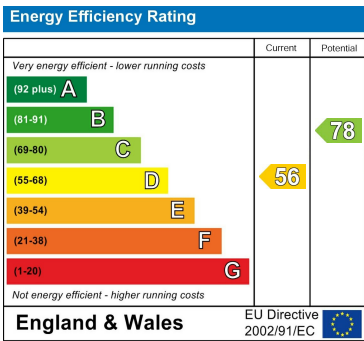


Total area: approx. 82.9 sq. metres (892.4 sq. feet)

Area Map



Energy Efficiency Graph



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