letsgetyoumoving.co.uk
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

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK

Broome Way, Holbeach £169,995

PRICED TO REFLECT WORK REQUIRED! 🏚️ Calling all buyers who aren't afraid to roll up their sleeves! This detached bungalow, tucked away within a peaceful cul-de-sac, has suffered water damage following an issue with the header tank and now requires remedial works and refurbishment — but what an opportunity! Offering spacious single-storey accommodation with two bedrooms 🛏️, a generous lounge 🛋️, kitchen/diner 🍽️, utility room and shower room 🚿, there's plenty here to work with.

Fantastic Opportunity 🔨 | Peaceful Cul-De-Sac | South-Facing Garden 🌞 | Garage & Parking 🚗

Priced to reflect the work required, this detached bungalow represents a fantastic opportunity for buyers who aren't afraid to roll up their sleeves and create a home of their own. Having suffered **water damage following an issue with the header tank**, the property now requires remedial works and refurbishment, but offers excellent potential and could prove to be a real bargain for the right buyer. 🔨🏚️

Tucked away within a peaceful cul-de-sac, the bungalow offers generously proportioned single-storey accommodation comprising a spacious lounge 🛋️, kitchen/diner 🍽️, separate utility room, two well-sized bedrooms 🛏️🛏️ and a shower room 🚿.

Outside is another major attraction, with a **fully enclosed south-facing rear garden** 🌞🌿 offering plenty of space to enjoy, while the front provides **off-road parking and a garage** 🚗.

This isn't one for someone looking for a completely finished home — but for a buyer prepared to put in the work, there is **plenty of potential to add value and create a lovely bungalow in a desirable tucked-away location**.

🔑 **A genuine project with bags of potential — viewing is recommended to appreciate the opportunity on offer.**

IMPORTANT INFORMATION – PROPERTY CONDITION

Please note that the property has suffered water damage following an issue with the header tank. As a result, remedial works have been undertaken to expose affected areas and **sections of ceilings and other finishes have been removed**, as illustrated within the current marketing photographs. The written accommodation details should therefore be read alongside the photographs, which show the property in its **current condition**. The property is being offered for sale **priced to reflect the works and refurbishment now required** and presents an excellent opportunity for a purchaser prepared to undertake the necessary improvements. Prospective buyers are strongly advised to inspect the property in person to fully understand the nature and extent of the works required.

Accommodation Comprises

Storm porch

PVCu double glazed entrance door.

Entrance Hall

Radiator, coving to textured ceiling, access to insulated loft space, door to:

Lounge 6.17m (20'3") x 3.64m (11'11")

PVCu double glazed window to front and side, fireplace with wooden surround, stone inset and hearth, radiator, TV point, satellite points, broadband point, coving to textured ceiling, door to:

Kitchen/Dining Room 3.45m (11'4") x 3.17m (10'5")

Fitted with a matching range of base and eye level units with worktop space over, 1-1/4 bowl polycarbonate sink unit with single drainer, mixer tap and tiled surround, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood, window to side, laminate flooring, coving to textured ceiling, door to:

Utility Room 2.18m (7'2") x 1.42m (4'8")

With worktop space over eye level cupboards, wall mounted gas boiler serving heating system, fitted fridge, freezer and automatic washing machine, laminate flooring, PVCu double glazed opaque entrance door to side, door to:

Main Bedroom 3.32m (10'11") x 3.02m (9'11")

PVCu double glazed window to rear, fitted bedroom suite single wardrobes with hanging rail, shelving, overhead storage cupboards and drawers, radiator, coving to textured ceiling, door to airing cupboard housing hot water cylinder and linen shelving.

Bedroom 2 3.49m (11'5") x 2.71m (8'11")

PVCu double glazed window to rear, fitted bedroom suite double wardrobe(s) with drawers, radiator, coving to textured ceiling, door to:

Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted mains shower and glass door, pedestal wash hand basin, fully ceramic tiled walls, shaver point, close coupled WC, extractor fan, ceramic tiled flooring, cover to textured ceiling, PVCu opaque double glazed window to side, radiator.

Garage

Attached brick single garage with power and lighting connected, remote-controlled electric up and over door.

Outside 🌿 🌼

The outside space is another real highlight of this bungalow! 🏡 To the front, the property enjoys an attractive open-plan garden mainly laid to lawn, alongside a generous gravel driveway providing off-road parking 🚙 and access to the single garage. A gated side entrance leads through to the fully enclosed south-facing rear garden 🌞🌿, creating a private and secure space ideal for relaxing, entertaining or simply enjoying the sunshine. Mainly laid to lawn, the garden also features a practical patio area 🪴, perfect for outdoor seating and summer dining, together with a wooden garden store, outside tap and exterior lighting.

A lovely, manageable garden with that all-important southerly aspect! 🌞

Directions

Leave our Church Street office and turn right, at the junction turn right onto Hall Gate and at the roundabout take the last exit and proceed onto Wignals Gate, take the right turn on to Maple Grove, take your next right onto Broome Way where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 7JZ.

Council Tax

Band B - £1,812.63 from April 2026 to March 2027, South Holland District Council.

EPC - D

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.

























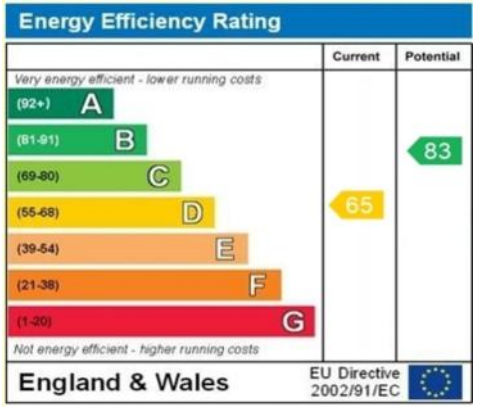



letsgetyoumoving.co.uk
Sales & Letting Agents
20
2006–2026
NEED
MORTGAGE ADVICE?
WHOLE OF MARKET
Access to lenders across the market
FRIENDLY TEAM
Our experienced team are here to help
ALL MORTGAGE TYPES
First time buyers, remortgages, buy to let & more
FREE ADVICE
No obligation, just expert guidance
CALL TODAY FOR YOUR FREE ADVICE!
01406 424441
EXPERT SUPPORT
SAFE & SECURE
ALL MORTGAGE TYPES
FIRST TIME BUYERS
PROUDLY BASED IN HOLBEACH


letsgetyoumoving.co.uk
Sales & Letting Agents
PROPERTY SURVEYS & VALUATIONS
Trusted local professionals we recommend
LEVEL 2 RICS HOME SURVEY
Detailed condition report before you buy
NEW BUILD SNAGGING SURVEY
Identify defects before you complete
EPC CERTIFICATION
Energy Performance Certificates for selling or letting
RICS VALUATIONS
Independent property valuations
CALL US ANYTIME for a quote – 01406 424441
Evenings & weekends available
#Holbeach #PE12 #Letsgetyoumoving #PropertyAdvice
#RICSSurvey #HomeSurvey #HouseBuying #HolbeachProperty

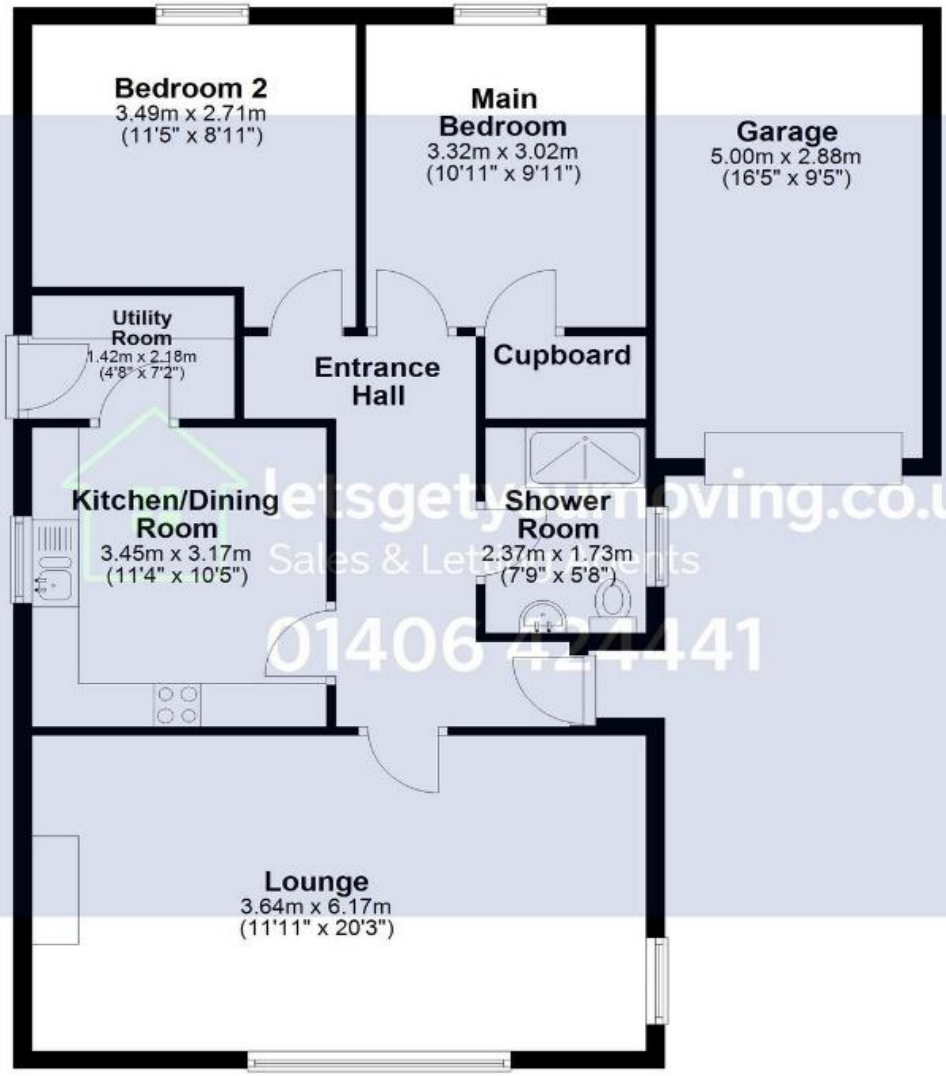

letsgetyoumoving.co.uk
Sales & Letting Agents
CONVEYANCING
QUOTES
BEST OF BOTH WORLDS
MODERN ONLINE DIGITAL SERVICES
Perfect for your busy lifestyle
Convenient 24/7 access
Secure digital process
Fast & efficient
OR
TRADITIONAL SERVICE
Our trusted teams here in Holbeach
Personal, face-to-face support
Expert local knowledge
Always here when you need us
CALL NOW FOR A FREE QUOTATION ON YOUR LEGAL WORK
01406 424441
EXPERT LEGAL SUPPORT
SAFE & SECURE
RESIDENTIAL CONVEYANCING
BUYING • SELLING • REMORTGAGING
PROUDLY BASED IN HOLBEACH


DERVENSURE
INSURANCE BROKERS LTD
INSURANCE THAT'S ON YOUR DOORSTEP
LOCAL • TRUSTED • RELIABLE
LOCAL INSURANCE
BROKER YOU CAN TRUST
POP IN OR CALL THE TEAM AT DERVENSURE
HOME & CONTENTS INSURANCE
Protect what matters most
CAR INSURANCE
Cover for every journey
TRAVEL INSURANCE
Peace of mind wherever you go
BUSINESS INSURANCE
Supporting local businesses
SUPPORTING THE HIGH STREET
44 HIGH STREET
HOLBEACH
SPALDING PE12 7ED
01406 423340
POP IN TO OUR OFFICE OR GIVE US A CALL TODAY!
TRUSTED LOCAL BROKER
PERSONAL SERVICE
EXPERT ADVICE
WE'RE HERE FOR YOU
LOCAL PEOPLE · LOCAL BUSINESS · LOCAL SUPPORT


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
83
England & Wales
EU Directive 2002/91/EC

Ground Floor

Approx. 87.3 sq. metres (939.8 sq. feet)



letsgetyoumoving.co.uk
Sales & Lettings
01406 424441

Total area: approx. 87.3 sq. metres (939.8 sq. feet)

Disclaimer

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

RIGHTMOVE - ON THE MARKET **- ALL MAJOR WEBSITE COVERAGE**.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, **FREE FLOOR PLANS**, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, **FULL LETTING SERVICE**, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

"We strive for results, it's what we do best" 30 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

