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Sales & Letting Agents









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Langwith Gardens, Holbeach £224,995

🏡 SPACIOUS DETACHED BUNGALOW WITH A LARGE GARDEN TO LOVE! 🌳 Set within the popular Langwith Gardens, Holbeach, this generous three-bedroom detached bungalow offers versatile single-storey living with a spacious lounge, kitchen/diner, utility room, pantry and wet room. Outside really adds to the appeal, with a large block-paved driveway, attached garage and car port 🚙, while the beautifully established enclosed rear garden features mature colourful planting, fruit trees 🍎, lawn, a generous patio.

🏡 SPACIOUS DETACHED BUNGALOW • THREE BEDROOMS • GENEROUS PARKING • BEAUTIFUL ESTABLISHED LARGE GARDEN

Set within the popular Langwith Gardens area of Holbeach, this spacious three-bedroom detached bungalow offers an excellent combination of generous accommodation, practical living space and a particularly attractive established garden. 🌳 The versatile layout includes a welcoming entrance hall, comfortable lounge, kitchen/diner, separate utility room, useful pantry, wet room and three well-proportioned bedrooms, providing plenty of flexibility for everyday living, visiting family or a home office. Outside is equally impressive, with a generous block-paved driveway, attached garage and car port providing excellent parking and storage. To the rear, the enclosed garden is a real feature of the home, with a lawn, mature planting, fruit trees, patio seating areas, greenhouse and timber garden store — a lovely space for keen gardeners, entertaining or simply relaxing outdoors. 🌿🍎

🔑 Buyers' Highlights

🏡 Spacious Detached Bungalow – Generous and versatile single-storey accommodation with three well-proportioned bedrooms.

🍽️ Practical Living Space – Lounge, kitchen/diner, separate utility room, pantry and wet room provide a comfortable and highly functional layout.

🚙 Excellent Parking & Storage – Generous block-paved driveway together with an attached garage and car port.

🌳 Beautiful Established LARGE Rear Garden – Enclosed and thoughtfully planted with lawn, mature borders, fruit trees, patio seating areas, greenhouse and timber garden store.

📞 Call us ANYTIME to book your viewing – 01406 424441.

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Accommodation Comprises:

Entrance Hall

Storage cupboard, radiator, laminate flooring, telephone point, access to part boarded insulated loft space with pull down ladder, power and lighting connected, door to:

Lounge 4.57m (15') x 3.61m (11'10")

PVCu double glazed window to front, fireplace with wooden surround and tiled inset and hearth, radiator.

Kitchen/Diner 3.33m (10'11") x 3.17m (10'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled surround, space for fridge/freezer and dishwasher, fitted range with electric fan assisted double oven, built-in four ring gas hob with extractor hood, PVCu double glazed window to rear, radiator, pantry with shelving, glazed window to side. Open plan to:

Utility Room 2.61m (8'7") x 2.06m (6'9")

Plumbing for automatic washing machine, space for freezer and tumble dryer, ceramic tiled flooring, PVCu double glazed entrance door to garden, wall mounted combination gas boiler serving heating and hot water, door

Main Bedroom 3.70m (12'2") x 3.49m (11'5")

PVCu double glazed window to front, freestanding double wardrobe with hanging rail and shelving, bedside cabinet and drawers, radiator, coving to ceiling.

Bedroom 2 3.35m (11') x 3.06m (10')

PVCu double glazed window to rear, radiator.

Bedroom 3 3.70m (12'2") x 2.58m (8'6")

PVCu double glazed window to side, radiator.

Wet Room

Fitted with three-piece suite with comprising of, fitted electric shower and shower curtain, pedestal wash hand basin, low-level WC, extractor fan, fully ceramic tiled walls, two PVCu opaque double glazed windows to rear, vinyl flooring.

Garage 4.97m (16'4") x 2.76m (9'1")

Single glazed window to side, remote-controlled electric up and over door, side entrance door.

🌳 Outside

Step outside into a beautifully established and wonderfully private-feeling rear garden 🌿🌸, offering a fantastic space to relax, entertain and enjoy the outdoors. Mainly laid to lawn, the garden is framed by well-stocked mature borders, established shrubs, colourful seasonal planting and fruit trees 🍎🌺, creating plenty of interest throughout the year.

A generous paved patio provides the perfect setting for summer dining, BBQs and evening drinks 🌞🥂, with ample room for outdoor furniture and entertaining family and friends. For those with green fingers, there is also a greenhouse 🌱 together with a useful timber garden store for tools and equipment.

A genuinely lovely outdoor space with a great balance of lawn, mature planting, entertaining areas and practical garden storage. 🏡💚

Directions

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

Council Tax – South Holland District Council

Band C - £2,071.57 ~ 2026/2027

EPC – TBA

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.

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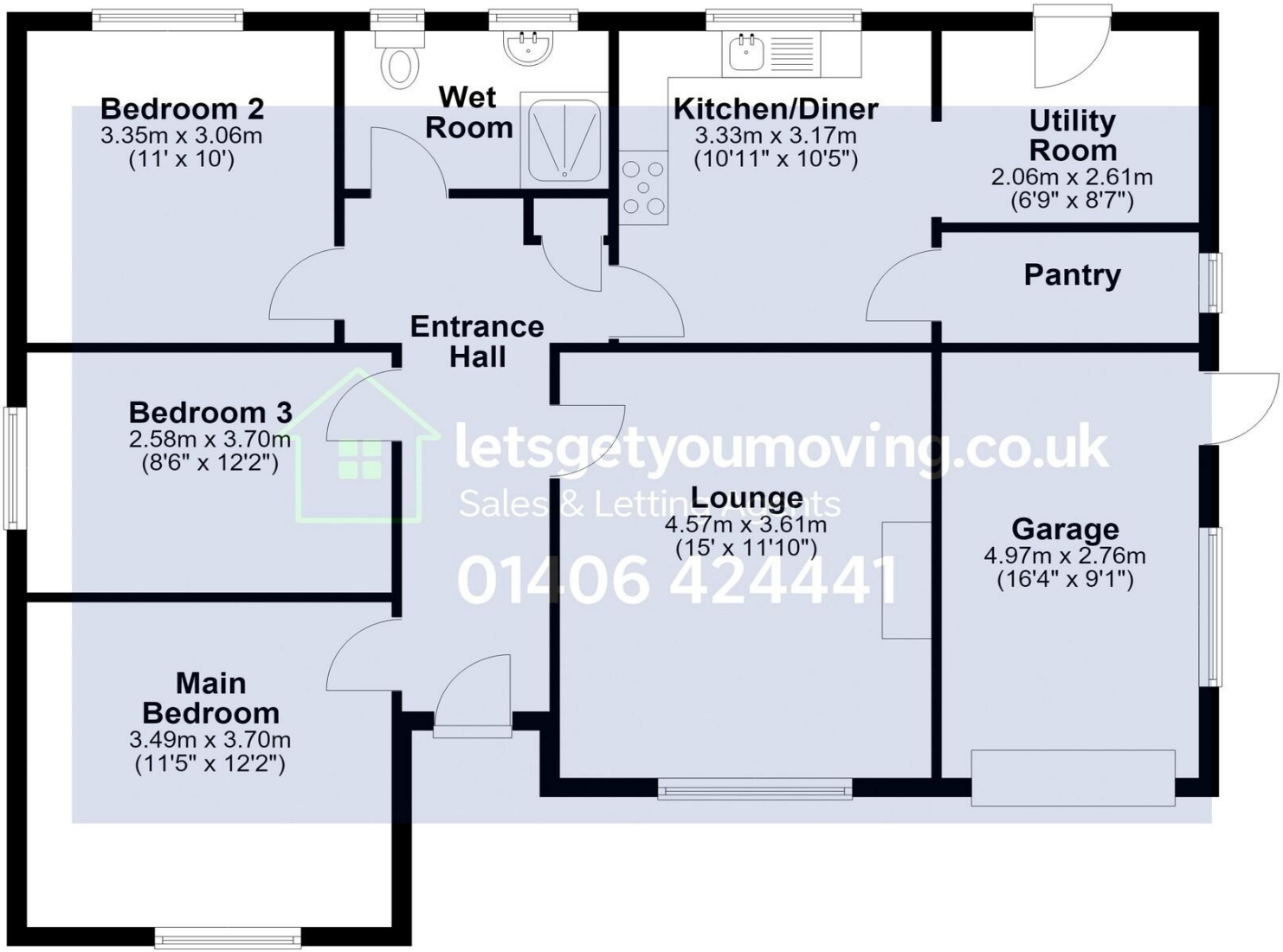

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Ground Floor

Approx. 100.4 sq. metres (1080.8 sq. feet)



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Total area: approx. 100.4 sq. metres (1080.8 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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