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Sales & Letting Agents



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

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



Littlebury Gardens, Holbeach £265,000 (Offers Invited)

A well-positioned three-bedroom detached bungalow set in a quiet, established location just a short walk from the town centre. Offering generous living space, including a lounge, kitchen/diner and garden room, plus three bedrooms and shower room. Outside benefits from private gardens, driveway and garage. A great opportunity to modernise and add value in a sought-after area. Call us ANYTIME to book your viewing – 01406 424441 (evenings & weekends)

Situated in a quiet and established residential position within the popular market town of Holbeach, and conveniently within walking distance of the town centre and local amenities, this three-bedroom detached bungalow presents an excellent opportunity for buyers seeking space, location, and the chance to personalise a property to their own taste.

The accommodation is well-proportioned throughout, offering a comfortable lounge, a generous kitchen/diner ideal for everyday living, and a garden room providing additional versatile space overlooking the rear garden, there are three bedrooms and a shower room.

Externally, the property benefits from an enclosed front garden with mature shrubs and a lawned area, alongside a driveway providing off-road parking and access to a single garage. Gated side access leads to the enclosed rear garden, which is bordered by hedging and timber fencing and features a covered patio area and lawn, creating a pleasant and private outdoor space.

Offering strong potential for modernisation and value enhancement, this is a solid, well-located bungalow suited to a range of buyers.

Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!

Accommodation Comprises:

PVCu double glazed entrance door to:

Porch 1.48m (4'10") x 1.03m (3'5")

Coving to textured ceiling, door to:

Entrance Hall 6.68m (21'11") x 1.48m (4'10")

Storage cupboard with shelving, radiator, broadband point, coving to textured ceiling, smoke detector, access to insulated loft space, door to:

Lounge 4.48m (14'8") x 3.56m (11'8")

PVCu double glazed window to front, fitted electric fire with stone surround and hearth, radiator, TV point, coving to textured ceiling.

Kitchen/Diner 3.54m (11'7") x 3.23m (10'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with double draining board and tiled splashbacks, space for fridge, fitted electric fan assisted double oven, built-in four ring electric hob with extractor hood, PVCu double glazed window to side, single glazed window to rear, radiator, vinyl floor covering, telephone point, coving to textured ceiling, door to:

Garden Room 3.54m (11'7") x 1.63m (5'4")

PVCu double glazed windows to rear, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed entrance door to garden.

Main Bedroom 3.56m (11'8") x 3.55m (11'8")

PVCu double glazed window to front, range of free-standing wardrobes with hanging rails and shelving, drawers, radiator, coving to textured ceiling.

Bedroom 2 3.29m (10'10") x 2.97m (9'9")

PVCu double glazed window to rear, free standing wardrobes with hanging rail and shelving, radiator, coving to textured ceiling, door to:

Bedroom 3 3.55m (11'8") x 2.52m (8'3")

PVCu double glazed window to side, radiator, coving to textured ceiling.

Shower Room

Fitted with three-piece suite comprising of a tiled shower cubicle with fitted mains shower and glass door, pedestal wash hand basin, low-level WC, fully ceramic tiled walls, shaver point, PVCu opaque double glazed window to rear, radiator.

Garage 4.85m (15'11") x 2.40m (7'10")

Attached brick built single garage with power and light connected, PVCu double glazed window to rear, up and over door, PVCu double glazed door to side.

Outside 🌿

The property benefits from well-maintained gardens to both the front and rear, offering a pleasant balance of privacy and practicality.

To the front, the garden is enclosed by mature shrubs 🌳, creating a good level of screening, and is predominantly laid to lawn with attractive flower borders 🌸. A driveway provides off-road parking 🚗 and leads to the single garage.

Gated side access leads through to the private rear garden, which is fully enclosed by hedging and timber panel fencing 🌿. The rear garden has been thoughtfully arranged, featuring a covered patio area ideal for outdoor seating and entertaining 🌞, a lawned section, greenhouse, garden store, and a dedicated vegetable plot 🥕. Additional benefits include outside lighting 💡 and an external water tap 🚰 for everyday convenience.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue onto Spalding Road, take the left turn onto Langwith Drive go to the end of the road turn left onto Langwith Gardens, turn left onto Littlebury Gardens where the property can be located on the left-hand side. For satellite navigation, the property postcode is: PE12 7ES.

Council Tax

Band C ~ £ ~TBA from April 2026 to March 2027, South Holland District Council.

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.

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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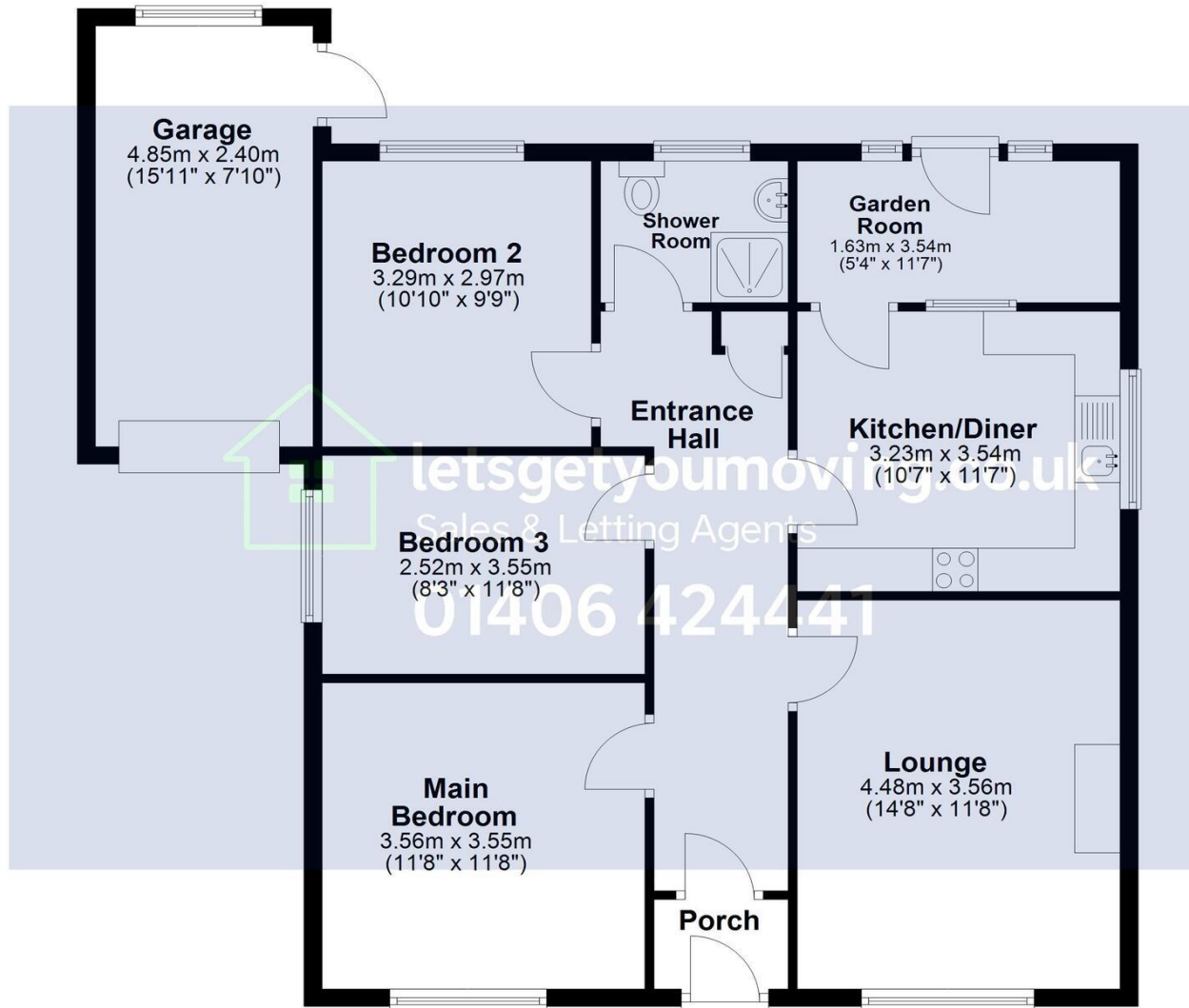
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Ground Floor

Approx. 95.9 sq. metres (1032.0 sq. feet)



Total area: approx. 95.9 sq. metres (1032.0 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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The banner features a large '20' with '2006-2026' below it, set against a blue background with green and white confetti. The text is in white and green, with a green button containing the phone number.