

letsgetyoumoving.co.uk
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



Harwood Avenue, Holbeach £199,995

 NO CHAIN! Occupying a generous corner plot in a sought-after Holbeach location, this spacious detached bungalow offers fantastic potential for buyers looking to create a home of their own. Featuring two double bedrooms, a bright lounge, spacious kitchen, large conservatory, modern shower room, enclosed gardens, ample off-road parking and an attached garage, this is an opportunity not to be missed!  Call us ANYTIME to arrange your viewing – 01406 424441. 

NO ONWARD CHAIN – Occupying a generous corner plot, this detached bungalow offers spacious and versatile accommodation with exciting potential for its next owner.

The property has been well maintained over the years and now presents an excellent opportunity for buyers wishing to introduce their own style through cosmetic updating. Inside, the accommodation comprises a bright and welcoming lounge, a spacious kitchen, a substantial conservatory overlooking the garden, two double bedrooms and a modern shower room.

Outside, the property benefits from ample off-road parking, an attached garage and enclosed gardens to both the front and rear. Conveniently situated in Holbeach, this appealing bungalow offers plenty of scope to create a wonderful home while adding value. 

 Offered for sale with NO ONWARD CHAIN

 Detached bungalow on a generous corner plot

 Two double bedrooms and spacious living accommodation

 Ample off-road parking, attached garage and enclosed gardens

 Call us anytime to arrange your viewing – 01406 424441

Accommodation Comprises:

PVCu double glazed entrance door to:

Porch

Part glazed door to:

Entrance Hall

Laminate flooring, broadband point, door to:

Kitchen/Diner 5.11m (16'9") x 2.74m (9')

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, plumbing for automatic washing machine, space for fridge/freezer, fitted gas cooker, built-in four ring gas hob with extractor hood, PVCu double glazed window to rear, airing cupboard with, hot water cylinder, floor mounted gas central heating boiler, radiator, vinyl floor covering, door to:

Pantry

Shelving, vinyl floor covering, PVCu double glazed window to rear.

Lounge 4.68m (15'4") x 3.31m (10'10")

PVCu double glazed window to front, gas fire with wooden surround, stone inset and hearth, radiator, laminate flooring, TV point, dado rail, two wall lights, coving to ceiling.

Conservatory 7.52m (24'8") x 3.47m (11'5")

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, TV point, power and light connected, vinyl floor covering, dado rail, PVCu double glazed French doors to garden, PVCu double glazed entrance door to the front.

Main Bedroom 3.70m (12'2") x 3.33m (10'11")

PVCu double glazed window to front, radiator.

Bedroom 2 3.72m (12'2") x 3.35m (11')

PVCu double glazed window to rear, radiators, laminate flooring.

Shower Room

Fitted with three-piece suite with comprising, double shower enclosure with fitted electric shower and glass screen, vanity wash hand basin, close coupled WC, fully ceramic tiled walls, PVCu opaque double glazed window to rear, heated towel rail, laminate flooring, folding door.

Garage 4.68m (15'4") x 2.47m (8'1") estimated

Lighting and power connected, electric roller shutter door.

Outside 🌿

Occupying a generous corner plot, the property benefits from ample off-road parking, an attached garage and attractive, low-maintenance gardens to the front. 🚗

The enclosed rear garden features a paved patio, ideal for outdoor seating and entertaining, together with a separate garden area offering excellent potential for landscaping. 🌸 With plenty of space to create a wonderful outdoor retreat, this appealing property provides a fantastic opportunity for its new owner to personalise both the home and garden. 🏡 ✨

Council Tax

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

EPC ~ E

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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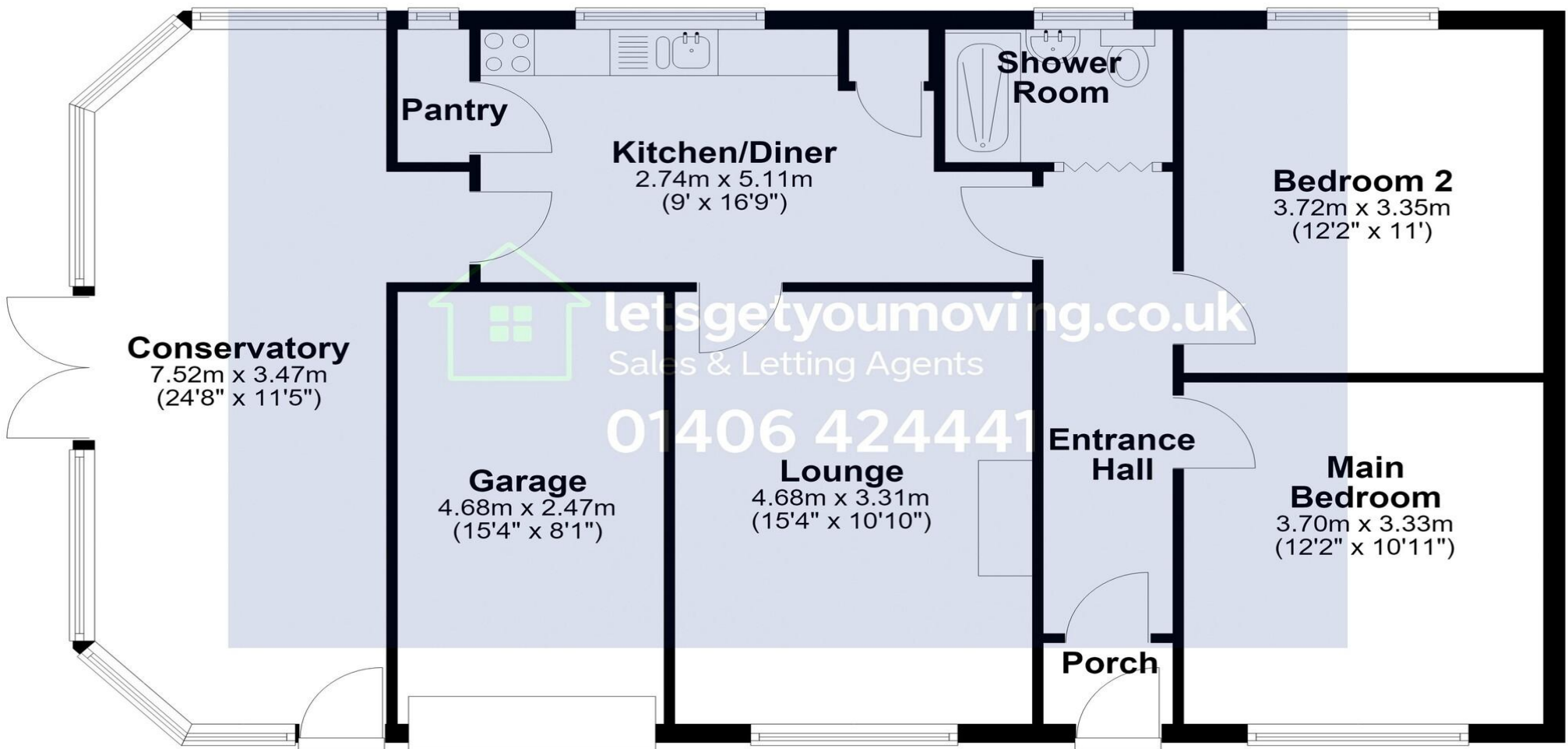
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Ground Floor

Approx. 100.3 sq. metres (1079.1 sq. feet)



Total area: approx. 100.3 sq. metres (1079.1 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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A blue banner celebrating a 20th anniversary. On the left, a large '20' is shown with a green ribbon below it reading '2006-2026'. Confetti is scattered around the numbers. To the right of the '20', the website 'letsgetyoumoving.co.uk' is written in white. Below that, 'Customer focused since 2006' is written in green, followed by 'give us a call anytime for your free valuation' in white. On the far right, a green rounded rectangle contains the phone number '01406 424441' in white.

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