



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

Harwood Avenue, Holbeach £180,000

 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.

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

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

HOUSE CLEARANCE SERVICES

FROM WHOLE HOUSE TO GARAGE!

NO JOB TOO BIG OR SMALL

- ✓ We handle clearances of any size
- ✓ From single items to full property clearances
- ✓ Houses, flats, garages, sheds & more

RELIABLE & PROFESSIONAL

- ✓ Competitive prices
- ✓ Waste disposal licenced
- ✓ Environmentally responsible
- ✓ Fast, friendly & reliable service you can trust

CALL US TODAY FOR A FREE, NO OBLIGATION QUOTE!

01406 424441

COMPETITIVE PRICES | WASTE DISPOSAL LICENCED | RELIABLE SERVICE | FROM WHOLE HOUSE TO GARAGE!

SERVING YOUR LOCAL AREA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

www.harprsurveyors.co.uk

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

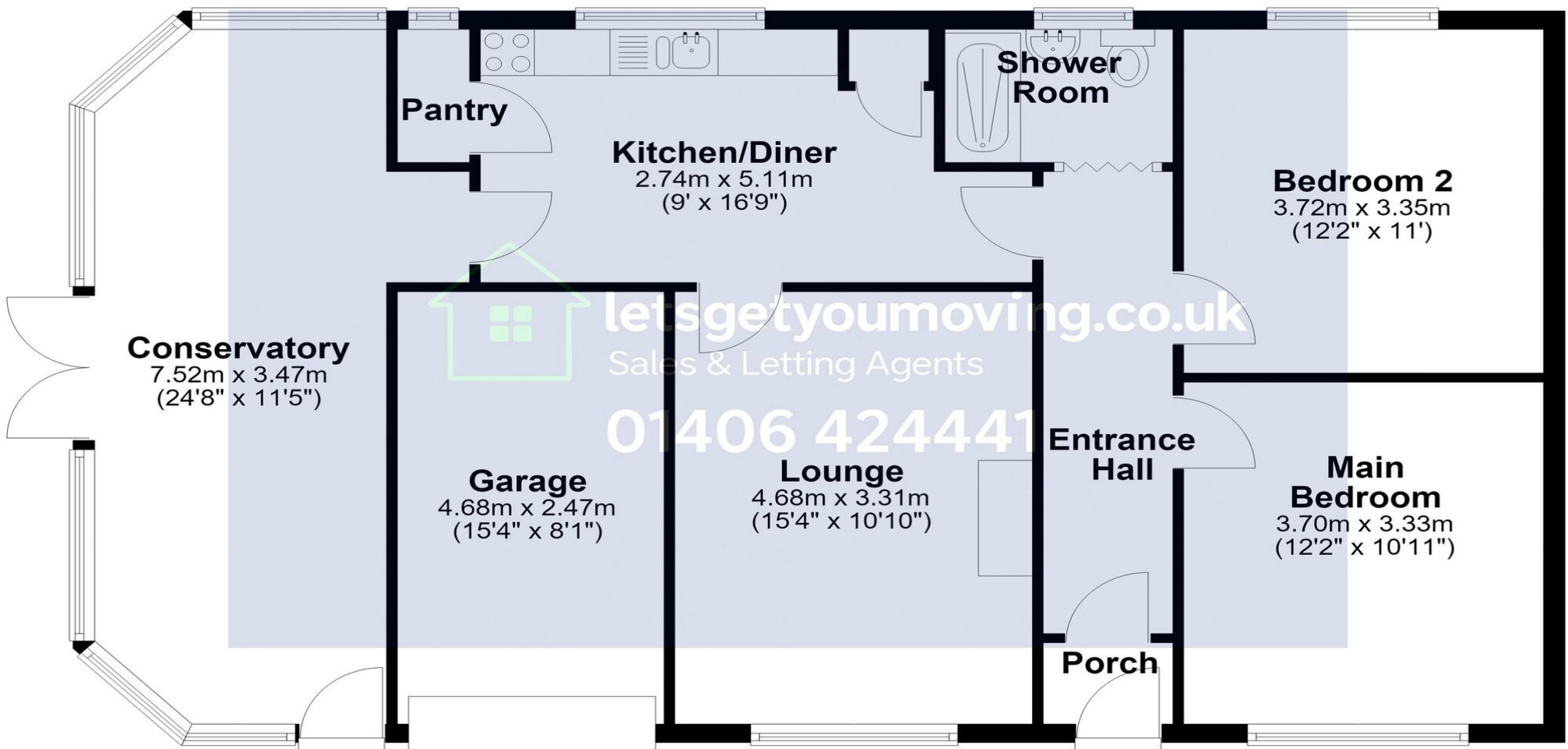
CALL US ANYTIME for a quote - 01406 424441

Evenings & weekends available

#Holbeach #PE12 #Letsgetyoumoving #PropertyAdvice
#RICSSurvey #HomeSurvey #HouseBuying #HolbeachProperty

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!

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.....

A blue banner celebrating a 20th anniversary. On the left, a large white '20' is surrounded by green and blue confetti. Below the '20' is a green ribbon with the text '2006-2026'. To the right of the ribbon, the text 'letsgetyoumoving.co.uk' is written in white. Below this, '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.

letsgetyoumoving.co.uk

Customer focused since 2006

give us a call anytime for your free valuation

01406 424441