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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL
Company Registration No: 5813080 VAT Reg No: 921 0444 66

The Property Ombudsman

North Parade, Holbeach £300,000

🏡 WOW! BEAUTIFULLY PRESENTED THREE-BEDROOM BUNGALOW WITH STUNNING GARDENS, OPEN-PLAN LIVING & SO MUCH MORE! 🌿 ✨ Situated in NORTH PARADE, HOLBEACH, this superbly presented bungalow offers the perfect combination of SPACE, STYLE & COMFORT, all ready to move straight into! Step inside to discover a fantastic OPEN-PLAN LOUNGE/DINER with French doors opening onto the garden, a modern fitted kitchen with integrated appliances, separate utility room, THREE VERSATILE BEDROOMS and a spacious bathroom.

North Parade, Holbeach, Lincolnshire, PE12 7AJ

🏡 BEAUTIFULLY PRESENTED THREE-BEDROOM BUNGALOW – SPACIOUS OPEN-PLAN LIVING, WONDERFUL GARDENS & READY TO MOVE INTO! ✨

Situated in the popular market town of Holbeach, this beautifully presented THREE-BEDROOM BUNGALOW offers an exceptional combination of stylish interiors, generous living space and delightful established gardens, making it a wonderful home for those seeking comfort, practicality and room to enjoy! 🏡 Finished to an excellent standard throughout, the property boasts an impressive OPEN-PLAN LOUNGE/DINER, flooded with natural light and providing the perfect setting for family gatherings and entertaining, with French doors opening directly onto the rear garden 🌿 The well-equipped modern fitted kitchen offers integrated appliances and generous worktop space, complemented by a practical separate utility room, whilst THREE VERSATILE BEDROOMS provide flexibility for family, guests or a home office 🛏️ A spacious family bathroom, featuring both a separate bath and walk-in shower, completes the beautifully appointed accommodation

🌸 Outside is where this superb home truly comes into its own! A GENEROUS GRAVELLED DRIVEWAY provides ample off-road parking, complete with an ELECTRIC VEHICLE CHARGING POINT 🚙 ⚡ To the rear, the fantastic enclosed garden is a real highlight, featuring a spacious paved patio perfect for alfresco dining and summer entertaining, an established lawn, mature planting and a charming WILDLIFE POND 🦋 For those who enjoy gardening or growing their own produce, there is a GREENHOUSE, RAISED VEGETABLE BEDS AND A DEDICATED FRUIT PLOT, together with TWO SUBSTANTIAL TIMBER GARDEN BUILDINGS, offering excellent storage or hobby space 🌳

A beautifully maintained and incredibly versatile home, combining GENEROUS ACCOMMODATION, MODERN CONVENIENCES AND AN OUTSTANDING GARDEN, all ready for its next owners to move straight in and enjoy!

✨ Key Features

🏡 BEAUTIFULLY PRESENTED THREE-BEDROOM BUNGALOW – Stylish, light-filled accommodation finished to an excellent standard throughout, with three versatile bedrooms and a spacious family bathroom featuring a separate bath and walk-in shower

🛋️ IMPRESSIVE OPEN-PLAN LIVING & MODERN KITCHEN – Generous lounge/diner with French doors opening onto the garden, contemporary fitted kitchen with integrated appliances and a practical separate utility room

🌿 FANTASTIC ESTABLISHED GARDENS & OUTDOOR LIVING – Spacious entertaining patio, established lawn, wildlife pond, greenhouse, raised vegetable beds, fruit plot and two substantial timber garden buildings

🚙 AMPLE OFF-ROAD PARKING & EV CHARGING – Generous gravelled driveway providing excellent parking facilities, complete with an electric vehicle charging point for modern convenience

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

Let our family move yours! 💚

Accommodation Comprises:

Entrance Hall 5.85m (19'2") x 1.14m (3'9")

Two radiators, laminate flooring, dado rail, recessed ceiling spotlights and smoke detector, access to part boarded double insulated loft space with pull down ladder and light connected, door to:

Kitchen 5.08m (16'8") max x 4.35m (14'3") max

Fitted with a matching range of base and eye level units with worktop space over, butler style sink unit with drainer to both sides, mixer tap with built in filter for drinking water, tiled surround, integrated tall standing larder freezer, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, four ring halogen hob with extractor hood, PVCu triple glazed window to side, laminate flooring, plinth heater, recessed ceiling spotlights, open plan to dining area, PVCu double entrance door to side, door to:

Utility Room 2.06m (6'9") x 1.69m (5'7")

Fitted with a matching base unit with worktop space over, stainless steel sink unit with single drainer and mixer tap, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for tumble dryer, PVCu triple glazed window to side, radiator, laminate flooring. (There is plumbing in place to easily install a second WC if needed)

Lounge/Diner 6.60m (21'8") max x 5.77m (18'11")

PVCu triple glazed window to side and rear, radiator, laminate flooring, TV point, recessed ceiling spotlights, two PVCu double French doors to garden.

Main Bedroom 3.71m (12'2") x 3.30m (10'10")

PVCu triple glazed window to front, radiator.

Bedroom 2 3.30m (10'10") x 3.29m (10'10")

PVCu triple glazed window to front, radiator.

Bedroom 3 3.29m (10'10") x 2.73m (8'11")

PVCu triple glazed window to rear, radiator.

Family Bathroom

Fitted with four-piece suite with comprising, deep panelled bath with hand shower attachment, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, extractor fan, PVCu opaque triple glazed window to side, heated towel rail, radiator, laminate flooring.

Outside 🌿🏡

The outside space is a truly wonderful feature of this beautifully presented bungalow, offering an impressive combination of GENEROUS PARKING, BEAUTIFULLY ESTABLISHED GARDENS AND EXCELLENT OUTDOOR FACILITIES

🚙 Frontage & Parking

To the front, the property enjoys a generous, gravelled frontage providing AMPLE OFF-ROAD PARKING, ideal for multiple vehicles, together with the added convenience of an ELECTRIC VEHICLE (EV) CHARGING POINT ⚡

🌸 Rear Garden

To the rear lies a DELIGHTFUL, GENEROUSLY SIZED ENCLOSED GARDEN, thoughtfully arranged to provide a wonderful balance of relaxation, entertaining and practical gardening space 🌿 An extensive paved patio creates the perfect setting for alfresco dining, summer barbecues and gatherings with family and friends, whilst the established lawn and attractive planted borders provide a colourful and inviting backdrop, paved paths linking all areas of the garden for ease of access and maintenance.

🌱 Gardening enthusiasts will particularly appreciate the RAISED VEGETABLE BEDS, DEDICATED FRUIT PLOT AND GREENHOUSE with toughened glass, offering a fantastic opportunity to grow fresh produce at home, whilst a charming WILDLIFE POND adds character and encourages nature into the garden 🦋 Thoughtfully positioned OUTSIDE DOWNLIGHTING enhances the atmosphere during the evenings, allowing this delightful outdoor space to be enjoyed long after sunset

🏡 Garden Buildings & Additional Features

A further highlight is the inclusion of TWO SUBSTANTIAL TIMBER GARDEN BUILDINGS, ONE BENEFITING FROM CONNECTED POWER AND LIGHTING, offering excellent versatility for use as a WORKSHOP, HOBBY ROOM, GARDEN RETREAT OR ADDITIONAL STORAGE, depending on individual requirements 🔨

A SUPERB OUTDOOR SPACE WITH SOMETHING FOR EVERYONE – FROM ENTERTAINING AND RELAXING TO GARDENING, HOBBIES AND ENJOYING THE GREAT OUTDOORS! 💚

Council Tax

Band A £1,553.68 from April 2026 to March 2027, South Holland District Council.

Directions

Leave our Church Street office and turn right onto High Street, continue along past the Police station onto Fleet Street, turn left onto North Parade where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 7AJ.

EPC ~ C

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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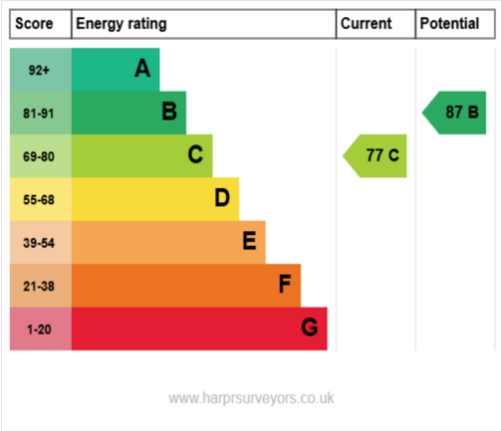
Ground Floor

Approx. 96.4 sq. metres (1037.6 sq. feet)



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Total area: approx. 96.4 sq. metres (1037.6 sq. feet)



Disclaimer

property doesn't stop at 5pm!

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