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Sales & Letting Agents



14 Church Street, Holbeach, Lincolnshire, PE12 7LL






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

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



Oakwood Glade, Holbeach £249,995

 Beautifully presented detached bungalow situated in a popular Holbeach location, offering spacious accommodation, a modern kitchen/diner, detached garage, generous driveway and a fantastic enclosed rear garden ideal for entertaining   Benefiting from leased solar panels  and well-maintained throughout, this superb home is perfect for buyers seeking comfortable single-storey living in a sought-after setting.  Call us ANYTIME to arrange your viewing – evenings & weekends available!

A beautifully presented detached bungalow enjoying a pleasant tucked-back position within a popular residential location in Holbeach  Set behind a generous gravel driveway, the property offers ample off-road parking together with access to a detached garage . The attractive frontage is complemented by lawned gardens and established hedging, creating excellent kerb appeal from the outset. Internally, the accommodation is both spacious and well-maintained, comprising an entrance hall, generous lounge, stylish modern kitchen/diner with utility room and cloakroom, two good-sized bedrooms and a contemporary shower room . To the rear, the enclosed garden offers a fantastic outdoor space with lawned sections, raised patio seating areas, decorative gravel features and established borders, all enclosed for a good degree of privacy  . The property further benefits from leased solar panels helping towards energy efficiency .


Key Features

 Spacious detached bungalow in a popular residential location

 Modern kitchen/diner with utility room & cloakroom

 Leased solar panels providing improved energy efficiency

 Generous enclosed rear garden with patio seating areas

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

Accommodation Comprises:

Entrance Hall 5.04m (16'6") x 0.68m (2'3")

Radiator, coving to textured ceiling, access to insulated loft space, door to:

Lounge 4.37m (14'4") x 4.16m (13'8")

PVCu double glazed bow window to front with custom fitted internal shutters , PVCu double glazed window to side with custom fitted internal shutters , wood burner in chimney breast with tiled hearth, decorative solid Oak timber mantle over, three radiators, broadband connection, coving to textured ceiling.

Kitchen/Diner 4.66m (15'4") x 3.00m (9'10")

Fitted with a matching range of base and eye level units with worktop space over, butler style sink unit with drainer, mixer tap and tiled surround, dual fuel cooker with electric fan assisted oven, built-in four ring gas hob with extractor hood, PVCu double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling, space for fridge/freezer, door to:

Utility Room 3.06m (10') max x 2.07m (6'9") max

Fitted with matching base units with worktop space over, wall mounted gas boiler serving heating and hot water, plumbing for automatic washing machine, dishwasher, space for tumble dryer, PVCu double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling, access to insulated loft space, door to:

Cloakroom

PVCu opaque double glazed window to side, fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, extractor vent, shaver point, half ceramic tiled walls, heated towel rail, ceramic tiled flooring, coving to textured ceiling, door to storage cupboard with shelving.

Main Bedroom 3.87m (12'8") x 3.57m (11'9")

PVCu double glazed window to front with custom fitted internal shutters, radiator, TV point, satellite ariel, coving to textured ceiling.

Bedroom 2 3.61m (11'10") x 2.89m (9'6")

PVCu double glazed window to rear with custom fitted internal shutters, radiator, coving to textured ceiling.

Shower Room 3.08m (10'1") x 2.05m (6'9")

Fitted with three-piece suite with double shower cubicle with fitted power shower and glass sliding door, vanity wash hand basin with storage under, close coupled WC, extractor fan, shaving point, part ceramic tiled walls, PVCu opaque double glazed window to rear, airing cupboard housing, hot water cylinder, linen shelving, radiator, ceramic tiled flooring, coving to textured ceiling.

Garage 4.77m (15'8") x 2.99m (9'10")

Detached brick built single garage with power and lighting connected, eaves storage space, window to rear, remote-controlled electric roller door.

Outside

The property enjoys an attractive frontage, set back from the road with a generous gravel driveway providing ample off-road parking and access to the detached garage 🚗

The front garden is mainly laid to lawn with well-maintained borders, established hedging and attractive planting, creating a welcoming approach to the bungalow

🌸🏡 The enclosed rear garden is of a generous size and provides an excellent outdoor space for both relaxing and entertaining 🌞 Mainly laid to lawn, the garden also

benefits from a raised patio seating area ideal for outdoor dining 🍷 together with decorative gravel sections, mature borders and established planting adding colour and interest throughout 🌿 All enclosed by timber fencing for a good degree of privacy and enjoyment.

Directions

Leave our Church Street office and head over the lights onto Boston Road South, take the 4th left onto Chestnut Avenue. Take the right turn onto Oakwood Glade where the property can be located on your left-hand side. For satellite navigation the property postcode is: PE12 7JS.

Council Tax

Band C ~ £2,071.57 from April 2026 to March 2027, South Holland District Council.

EPC – B

Agents Note

This property has leased solar panels with tariff feedback.

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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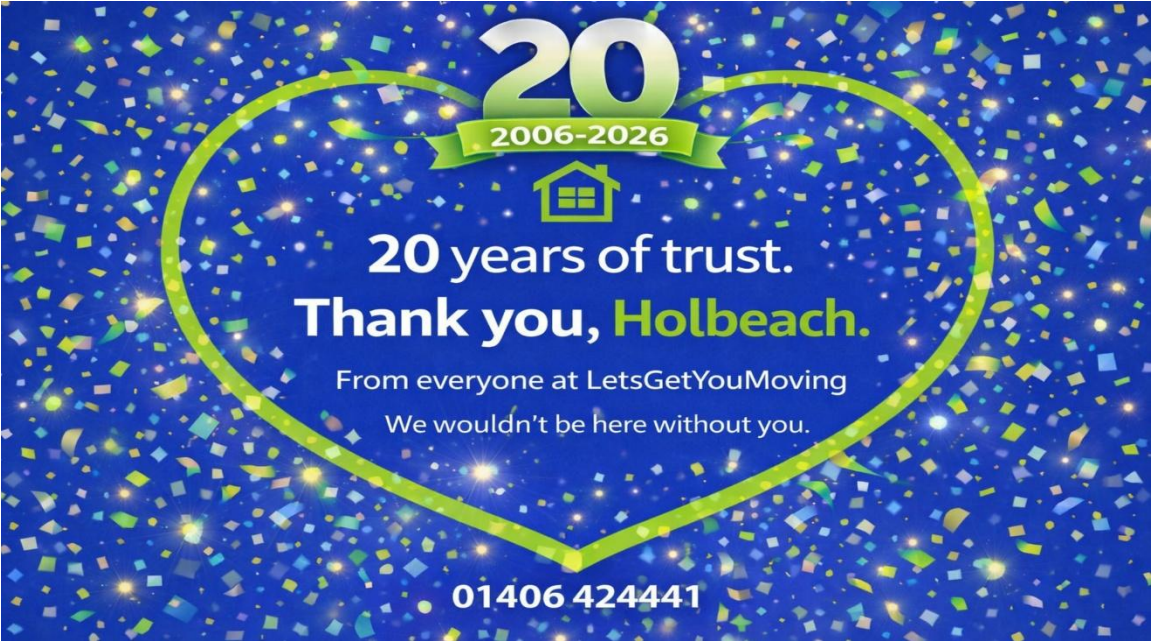
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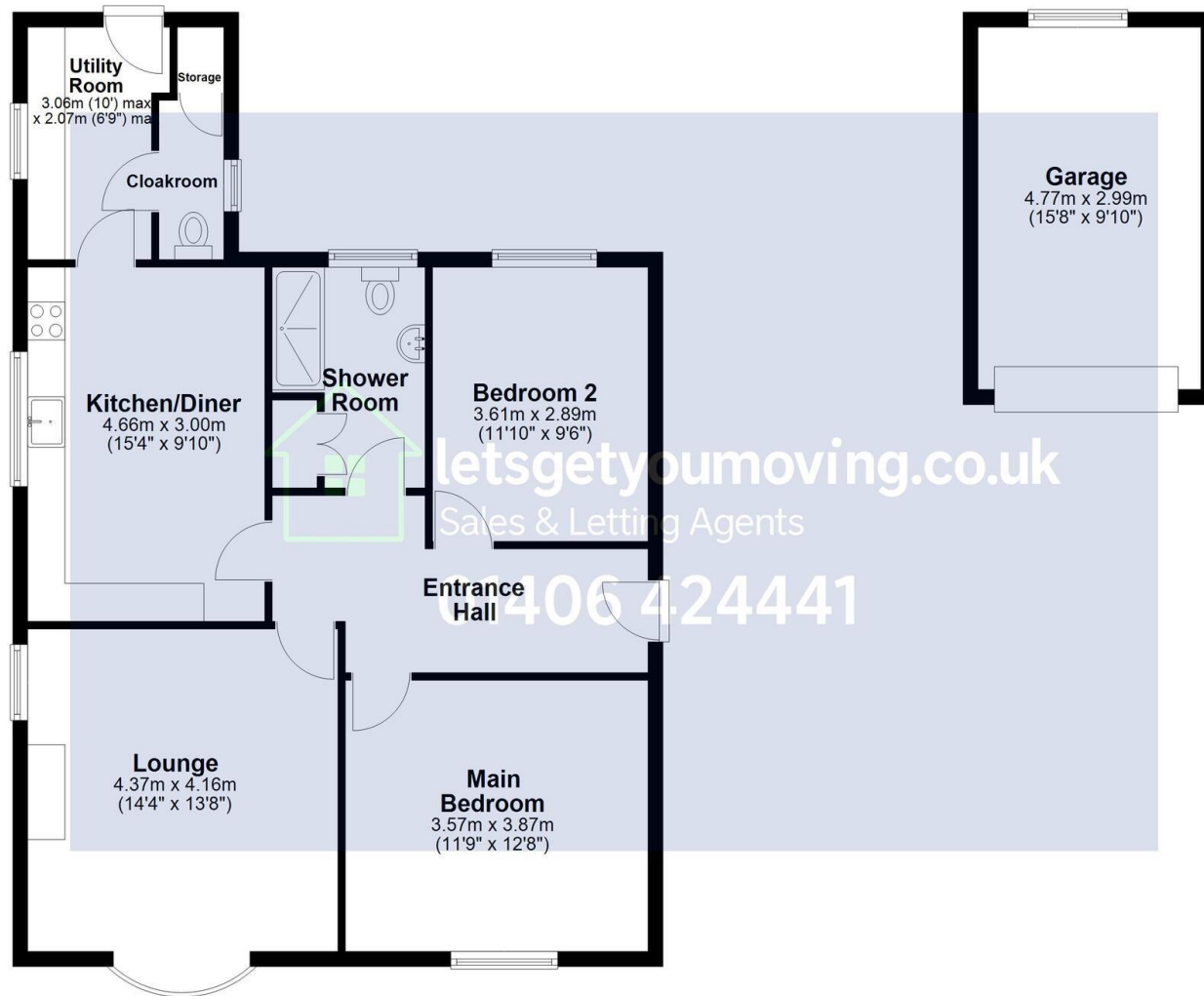


Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

Approx. 97.1 sq. metres (1045.3 sq. feet)



Total area: approx. 97.1 sq. metres (1045.3 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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