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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



Barretts Close, Holbeach £259,995

 NO CHAIN  Beautifully presented and ready to move straight into, this superb, detached bungalow offers the perfect blend of comfort, space and convenience in a sought-after residential location. Ideal for downsizers, retirees or anyone seeking easy single-storey living, the property boasts bright and well-maintained accommodation, a generous driveway with ample off-road parking, a single garage and a beautifully private rear garden.  Enjoy relaxing or entertaining on the spacious patio.

NO CHAIN  STAR BUY

This delightful detached bungalow offers comfortable, well-presented accommodation, making it an excellent choice for those seeking a home ready to move straight into. Whether you're downsizing, retiring or simply looking for single-storey living, this property provides a fantastic opportunity in a popular residential location.

Outside, the property continues to impress. To the front, a generous driveway provides ample off-road parking for several vehicles and leads to a single garage. The low-maintenance frontage is attractively arranged with hardstanding and gravelled areas, creating a welcoming first impression. Gated access to both sides of the bungalow leads through to the fully enclosed rear garden.

The rear garden is predominantly laid to lawn and enjoys a good degree of privacy, providing a wonderful space to relax or entertain. A spacious paved patio is perfect for outdoor dining and summer evenings, while additional gravelled areas and a timber summerhouse offer excellent versatility. Filled with natural light, this well-proportioned garden is ideal for keen gardeners, families or those simply looking to enjoy outdoor living.  

Key Features:

 No onward chain

 Generous driveway with ample off-road parking and single garage

 Private enclosed south facing rear garden with patio and timber summerhouse

 Ideal for downsizers, retirees or those seeking easy single-storey living

 Early viewing is highly recommended on this STAR BUY!

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Accommodation Comprises:

Porch 1.74m (5'9") x 1.02m (3'4")

Fitted carpet, PVCu double glazed entrance door with matching side panels, door to:

Entrance Hall 4.99m (16'4") x 2.28m (7'6")

Radiator, fitted carpet, access to loft space, boiler cupboard

housing wall mounted Gas boiler serving the heating system.

Lounge 5.15m (16'11") x 3.79m (12'5") max

PVCu double glazed window to front and sides fireplace with marble surround and hearth, radiator, fitted carpet, TV point, one wall light, broadband point, coving to ceiling, open plan to dining area.

Dining Area 3.51m (11'6") x 2.75m (9')

PVCu double glazed window to side, radiator, fitted carpet, TV point, three wall lights, coving to ceiling with smoke detector.

Kitchen/Breakfast Room 3.55m (11'8") x 3.51m (11'6")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap, tiled surround, space for fridge, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood over, PVCu double glazed window to rear, Pantry with shelving, radiator, laminate flooring, TV point, smoke detector, door to:

Family Bathroom

Fitted with three-piece suite comprising, deep panelled bath, vanity wash hand basin with cupboard under, close coupled WC, part ceramic tiled walls, shaver point, PVCu opaque double glazed window to rear, heated towel rail, ceramic tiled flooring.

Main Bedroom 3.78m (12'5") x 3.41m (11'2")

PVCu double glazed window to rear, radiator, recessed double shower cubicle with fitted electric shower.

Bedroom 2 3.39m (11'1") x 3.04m (10')

built-in double wardrobe with hanging rail and overhead storage, radiator, PVCu double glazed window to front, coving to ceiling.

Rear Lobby 2.10m (6'11") x 1.05m (3'5")

Laminate flooring, smoke detector, door to:

Storeroom 1.79m (5'10") x 1.70m (5'7")

With cupboard and shelving,

Utility Room 1.86m (6'1") x 1.79m (5'10")

Fitted base units with worktop space over, plumbing for automatic washing machine, vent for tumble dryer, space for freezer, opaque single glazed window to rear, laminate flooring.

Porch 1.05m (3'5") x 0.72m (2'4")

Vinyl floor covering, door.

Garage 4.88m (16') x 2.88m (9'5")

Attached brick built single garage with side door, power and light connected, window to rear, Up and over door.

Outside

Step outside into a beautifully maintained and generously sized rear garden, thoughtfully designed to offer both privacy and practicality. Predominantly laid to lawn and enclosed by timber panel fencing and mature hedging, this delightful outdoor space provides the perfect setting for children to play, pets to roam or simply to unwind in peaceful surroundings.  

A substantial paved patio creates an ideal entertaining area for al fresco dining, family barbecues or relaxing with friends, with plenty of room for outdoor furniture and colourful potted plants.  

Positioned in the far corner of the garden is an attractive painted timber summerhouse complete with a charming veranda, offering endless possibilities as a garden retreat, hobby room, home office or additional storage.  There is also a further gravelled seating area, established planted borders and a useful side access pathway running alongside the property, enhancing both convenience and appeal.

Key Features:

-  Generous, private and fully enclosed rear south facing garden
-  Large paved patio – perfect for outdoor entertaining
-  Timber summerhouse with veranda
-  Gravelled seating area and established planting
-  Convenient side access
-  Enjoys a pleasant open outlook and an abundance of natural light

Bathed in sunshine throughout the day, this superb garden offers something for everyone, whether you're entertaining guests, cultivating your favourite plants or simply enjoying a quiet moment outdoors. Early viewing is highly recommended to fully appreciate everything this fantastic outside space has to offer.

Direction

Leave our Church Street office and head over the lights on to Boston Road South, take the left turn on to Barretts Close after Tesco where the property can be located on your left-hand side. For satellite navigation, the property postal code is: PE12 7LU.

Council Tax

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

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.

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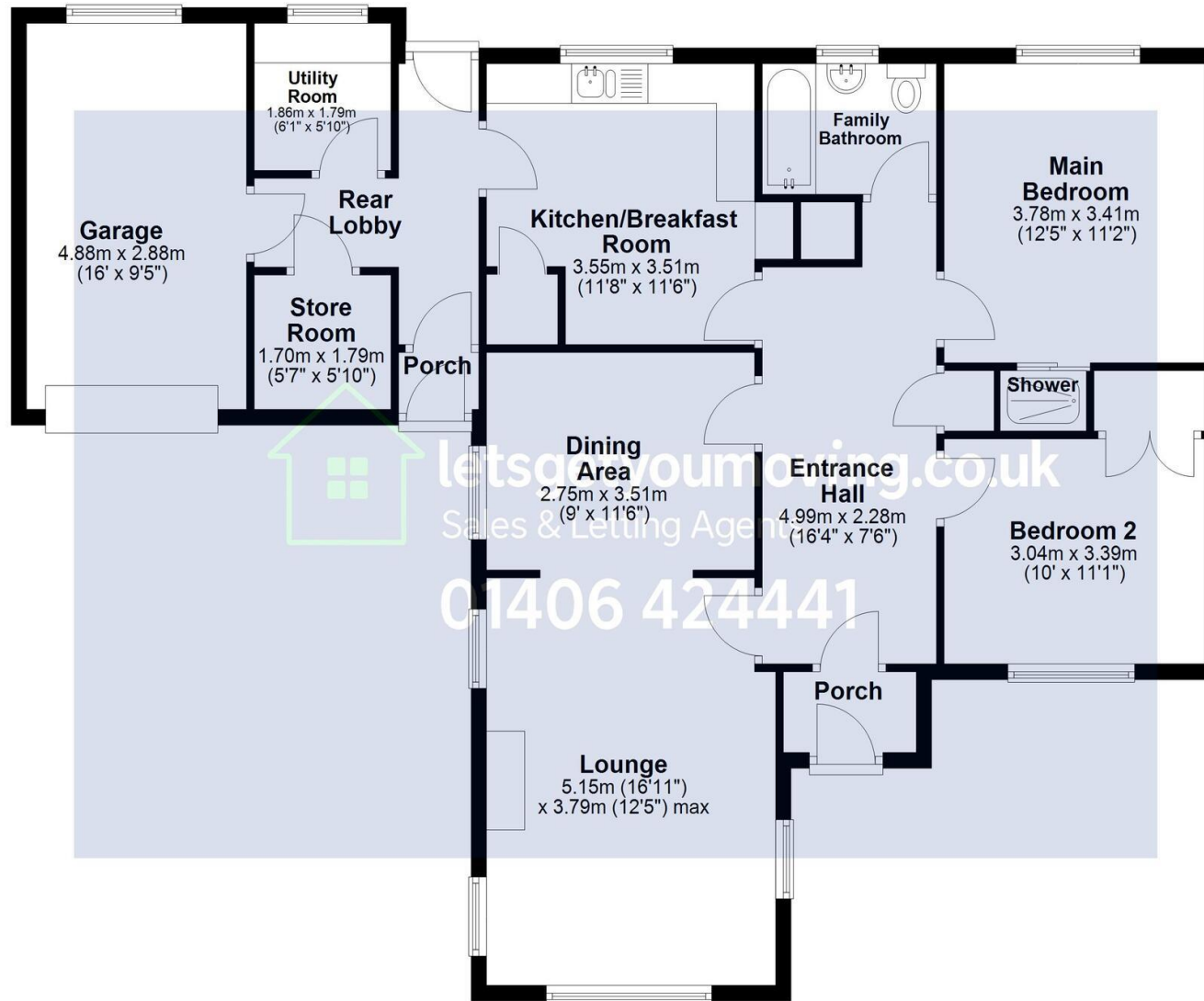
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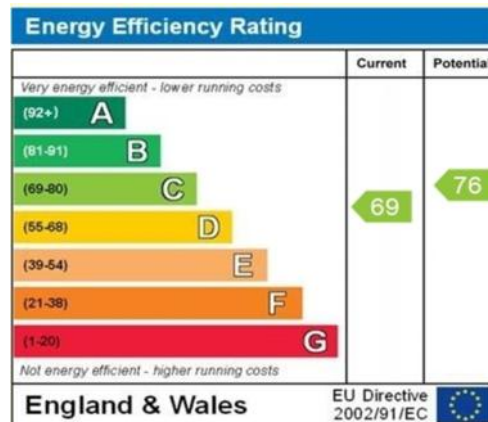
SERVING YOUR LOCAL AREA

Ground Floor

Approx. 117.2 sq. metres (1261.1 sq. feet)



Total area: approx. 117.2 sq. metres (1261.1 sq. feet)



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