

letsgetyoumoving.co.uk

Sales & Letting Agents



letsgetyoumoving.co.uk

20
2006-2026

NEED MORTGAGE ADVICE?
WHOLE OF MARKET, INDEPENDENT EXPERTS

CALL US TODAY TO BOOK YOUR FREE ADVICE!

Call us **01406 424441**

#mortgageadvisor #mortgageadvice #mortgagehelp



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



Broome Way, Holbeach £229,995

This well-looked-after 2 bed detached bungalow is tucked away in a peaceful cul-de-sac and features a fully enclosed, south-facing rear garden, perfect for pets and outdoor relaxation. Inside, the property offers generously sized rooms throughout, providing plenty of comfortable living space. Additional benefits include a garage and off-road parking. Call us ANYTIME, evenings and weekends to book your viewing - 01406 424441.

Peaceful Cul-De-Sac Setting | South-Facing Garden 🌞 | Garage & Parking 🚗

Tucked away within a quiet cul-de-sac, this well-maintained detached bungalow offers privacy, comfort and practical single-storey living in a desirable residential setting. Inside, the property provides **generously proportioned rooms throughout**, creating a light and spacious feel. The accommodation comprises a welcoming lounge 🛋️, a well-appointed kitchen/diner 🍳 ideal for everyday living, a separate utility room, two well-sized bedrooms 🛏️ 🛏️ and a modern shower room 🚿.

The home benefits from **gas-fired central heating and double glazing**, ensuring warmth, efficiency and low-maintenance living all year round.

Outside, the fully enclosed **south-facing rear garden** 🌻 🌿 is a standout feature — perfect for pets 🐾, gardening enthusiasts or simply relaxing outdoors in a private setting. To the front, there is off-road parking along with a garage 🚗, providing both convenience and additional storage.

A solid, well-cared-for home in a tucked-away position — ideal for downsizers, retirees or buyers seeking manageable living without compromise.

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

Accommodation Comprises:

Storm porch
PVCu double glazed entrance door.

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

Lounge 6.17m (20'3") x 3.64m (11'11")
PVCu double glazed window to front and side, fireplace with wooden surround, stone inset and hearth, radiator, TV point, satellite points, broadband point, coving to textured ceiling, door to:

Kitchen/Dining Room 3.45m (11'4") x 3.17m (10'5")

Fitted with a matching range of base and eye level units with worktop space over, 1-1/4 bowl polycarbonate sink unit with single drainer, mixer tap and tiled surround, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood, window to side, laminate flooring, coving to textured ceiling, door to:

Utility Room 2.18m (7'2") x 1.42m (4'8")

With worktop space over eye level cupboards, wall mounted gas boiler serving heating system, fitted fridge, freezer and automatic washing machine, laminate flooring, PVCu double glazed opaque entrance door to side, door to:

Main Bedroom 3.32m (10'11") x 3.02m (9'11")

PVCu double glazed window to rear, fitted bedroom suite single wardrobes with hanging rail, shelving, overhead storage cupboards and drawers, radiator, coving to textured ceiling, door to airing cupboard housing hot water cylinder and linen shelving.

Bedroom 2 3.49m (11'5") x 2.71m (8'11")

PVCu double glazed window to rear, fitted bedroom suite double wardrobe(s) with drawers, radiator, coving to textured ceiling, door to:

Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted mains shower and glass door, pedestal wash hand basin, fully ceramic tiled walls, shaver point, close coupled WC, extractor fan, ceramic tiled flooring, cover to textured ceiling, PVCu opaque double glazed window to side, radiator.

Garage

Attached brick single garage with power and lighting connected, remote-controlled electric up and over door.

Outside

The property features an open-plan front garden mainly laid to lawn, with a gravel driveway providing off-road parking and access to the single garage. A side gate leads to the south-facing rear garden, which is fully enclosed with wood panel fencing. The garden includes a lawn, a practical patio area, a wooden garden store, an outside tap, and exterior lighting.

Directions

Leave our Church Street office and turn right, at the junction turn right onto Hall Gate and at the roundabout take the last exit and proceed onto Wignals Gate, take the right turn on to Maple Grove, take your next right onto Broome Way where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 7JZ.

Council Tax

Band B - £1,746.23 from April 2025 to March 2026, South Holland District Council.

EPC – D

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.

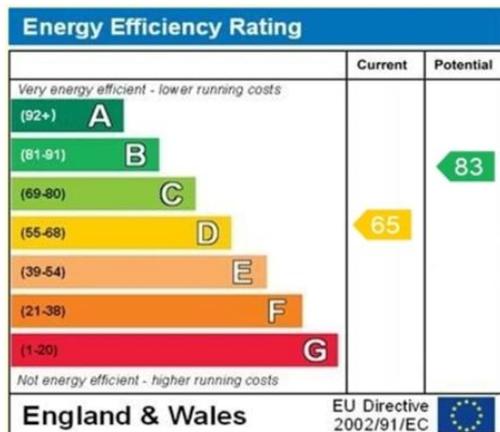
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.







20 years of trust.
Thank you, **Holbeach.**
From everyone at LetsGetYouMoving
We wouldn't be here without you.

01406 424441

DERVENSURE INSURANCE BROKERS LTD

To discuss your needs call **01406 423340**
or pop in to our office:

44 High Street, Holbeach
Spalding PE12 7ED

www.dervensure.co.uk

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA). FCA registration number 458942.

INSURANCE THAT'S ON YOUR DOORSTEP

We can assist you with:

- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance



letsgetyoumoving.co.uk
Sales & Letting Agents

20

2006-2026
YEARS OF

GETTING IT RIGHT

CUSTOMER FOCUSED SINCE 2006

Call us today ☎ **01406 424441**

The graphic features a dark blue background with a dense field of small, multi-colored confetti (green, yellow, blue) scattered across it. At the top left is a small white house icon. The number '20' is large and green with a white outline, and a green ribbon banner with '2006-2026' is draped across it. Below the ribbon, the text 'YEARS OF' is in white, and 'GETTING IT RIGHT' is in large, bold, white letters. Underneath that, 'CUSTOMER FOCUSED SINCE 2006' is in smaller white text. At the bottom, there is a white telephone icon followed by the text 'Call us today' and the phone number '01406 424441' in white.



SOUTH LINCS SURVEYORS

Your local, independent
building surveyors

☎ **01775 422211**

✉ info@southlincssurveyors.com

🌐 www.southlincssurveyors.com

Level 2 RICS
Homebuyer Surveys

New Build Snagging
Surveys

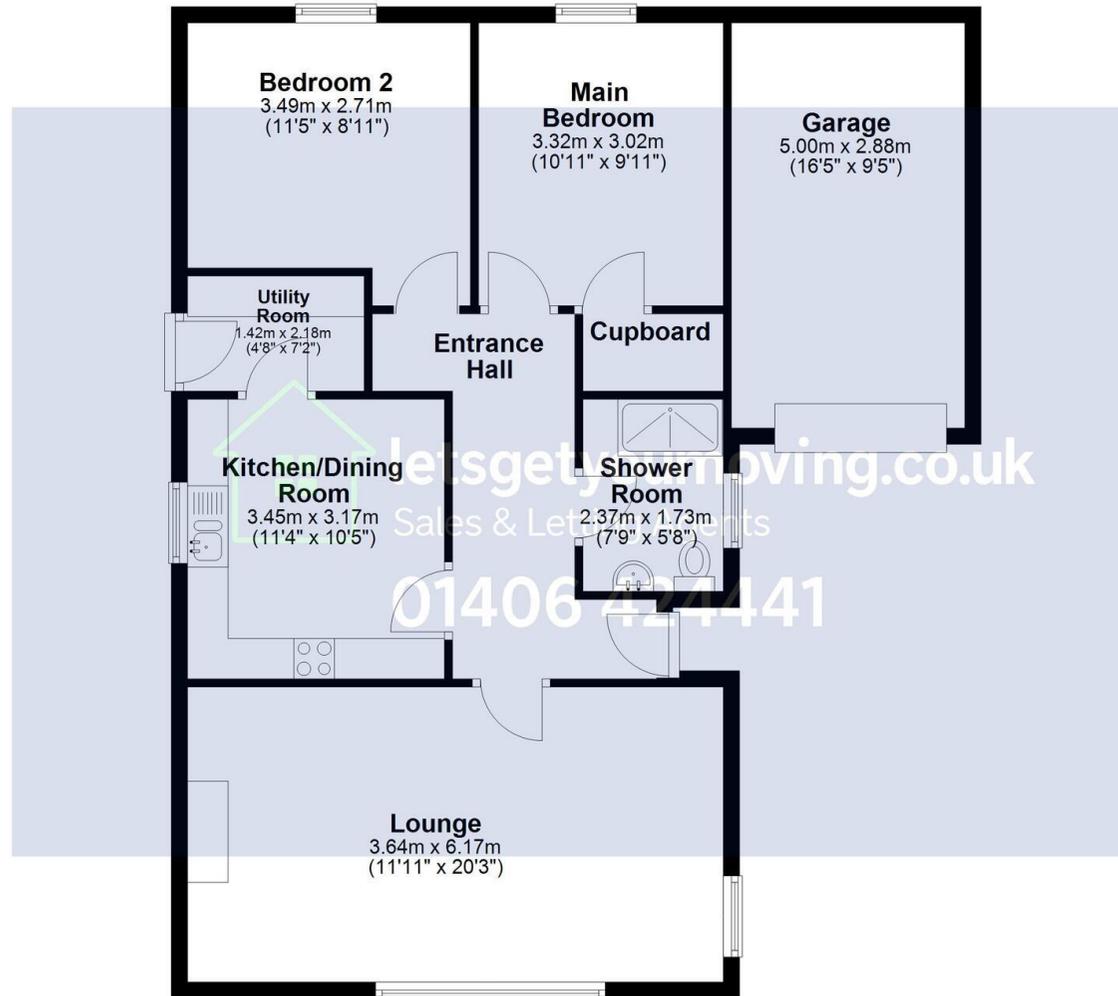
Energy Performance
Certificates (EPC)

RICS Valuations



Ground Floor

Approx. 87.3 sq. metres (939.8 sq. feet)



Total area: approx. 87.3 sq. metres (939.8 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.....



letsgetyoumoving.co.uk

Customer focused since 2006

give us a call **anytime** for your free valuation

01406 424441

20
2006-2026