



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

Mondemont Close, Holbeach £239,995

🏠 LOOKING FOR A SPACIOUS DETACHED BUNGALOW WITH A GENEROUS GARDEN? 🌿 Situated in the popular Mondemont Close, Holbeach, this attractive THREE-BEDROOM DETACHED BUNGALOW offers fantastic single-storey living with a spacious lounge 🔥, kitchen/diner, separate utility room and plenty of potential! Outside, enjoy a GENEROUS ENCLOSED REAR GARDEN 🌸, extensive block-paved driveway and detached garage with electric door 🚗. A wonderful opportunity to make your next move! 📞 CALL US ANYTIME – 01406 424441! ❤️

Mondemont Close, Holbeach, PE12 7EP

🏠 DETACHED BUNGALOW IN A POPULAR HOLBEACH LOCATION! 🏠

Situated in the popular Mondemont Close, this spacious three-bedroom detached bungalow offers comfortable, versatile accommodation with plenty of potential! ✨ Featuring a generous lounge with attractive bow window and feature fireplace, a fitted kitchen/dining room, separate utility room and three bedrooms, including a main bedroom with fitted wardrobes. Outside, enjoy established gardens 🌿, ample off-road parking and a detached garage with remote-controlled electric door 🚗. An excellent opportunity for buyers seeking single-storey living in a convenient residential setting!

🏠 THREE-BEDROOM DETACHED BUNGALOW – Spacious and versatile single-storey accommodation.

🔥 GENEROUS LOUNGE & KITCHEN/DINER – Feature fireplace, bow window and separate utility room.

🌿 ESTABLISHED FRONT & REAR GARDENS – Outdoor space ideal for relaxing and gardening.

🚗 DRIVEWAY & DETACHED GARAGE – Off-road parking, power, lighting and remote-controlled electric garage door.

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Let our family move yours ❤️

Accommodation Comprises:

Porch

Open-plan porch with PVCu double glazed entrance door leading to the property.

Entrance Hall – 8.24m (27') x 1.49m (4'11")

Airing cupboard housing the hot water cylinder with linen shelving, wooden flooring, coving to textured ceiling, smoke detector, access to insulated loft space. Doors leading to:

Lounge – 5.20m (17'1") x 3.70m (12'2")

PVCu double glazed bow window to front and PVCu double glazed window to side, allowing natural light into the room. Coal-effect gas fire with wooden surround, stone inset and hearth, two radiators, TV point, two wall lights, central heating thermostat, broadband connection, coving to textured ceiling.

Kitchen/Dining Room – 3.86m (12'8") x 3.68m (12'1")

Fitted with a matching range of base and eye-level units with worktop space over, space for dishwasher, fitted electric fan-assisted oven, built-in five-ring gas hob with extractor hood. Single glazed window to rear, PVCu double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling. Door leading to:

Utility Room – 2.69m (8'10") x 1.84m (6')

Plumbing for automatic washing machine, space for fridge/freezer, tumble dryer, PVCu double glazed window to rear, radiator, ceramic tiled flooring, coving to textured ceiling. PVCu opaque double glazed entrance door providing access to the garden, door leading to:

Cloakroom – 1.42m (4'8") x 0.94m (3'1")

Fitted with a two-piece suite comprising a corner wall-mounted wash hand basin, close-coupled WC. Tiled splashbacks, shaver point, radiator, ceramic tiled flooring, coving to textured ceiling, PVCu opaque double glazed window to side.

Main Bedroom – 3.87m (12'8") x 3.65m (12')

PVCu double glazed window to front, fitted with a range of wardrobes incorporating hanging rails and overhead storage cupboards. Radiator, TV point, coving to textured ceiling.

Bedroom 2 – 3.66m (12') max x 2.88m (9'5")

PVCu double glazed window to side, radiator, TV point, coving to textured ceiling.

Bedroom 3 – 3.34m (10'11") x 2.67m (8'9")

PVCu double glazed window to rear, radiator, coving to textured ceiling.

Shower Room

Fitted with a three-piece suite comprising a vanity wash hand basin with base cupboard, WC with concealed cistern, double shower enclosure with glass screen and Aqualisa mains shower. Fully ceramic tiled walls, heated towel rail, extractor fan, shaver point, radiator, ceramic tiled flooring, coving to textured ceiling, PVCu opaque double glazed window to rear.

Detached Garage – 4.87m (16') x 3.07m (10'1")

Detached single garage with power and lighting connected, useful eaves storage space, single glazed window to rear, remote-controlled electric up-and-over door.

Outside 🌿 🌸

Occupying a generous plot, this attractive detached bungalow enjoys beautifully established gardens offering plenty of space to relax, entertain and enjoy the outdoors. 🌳 To the front, a neatly maintained lawn is complemented by mature shrubs and planting, while a substantial block-paved driveway provides excellent off-road parking and leads to the detached garage. 🚗 The generous, enclosed rear garden is predominantly laid to lawn, with an attractive variety of established trees, shrubs and planting creating a pleasant outdoor retreat. 🌺 Spacious paved patio areas provide the perfect setting for alfresco dining, summer barbecues and entertaining family and friends. ☀️ A useful potting shed adds practicality, while the garden offers exciting scope for further landscaping and personalisation, making it ideal for keen gardeners and those who simply enjoy outdoor living.

Directions

Leave our Church Street office, at the traffic lights bear far right onto Park Road, take the right turn onto Park Lane, then first left into Mondemont Close where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 7EP.

Council Tax

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

EPC - TBC

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.

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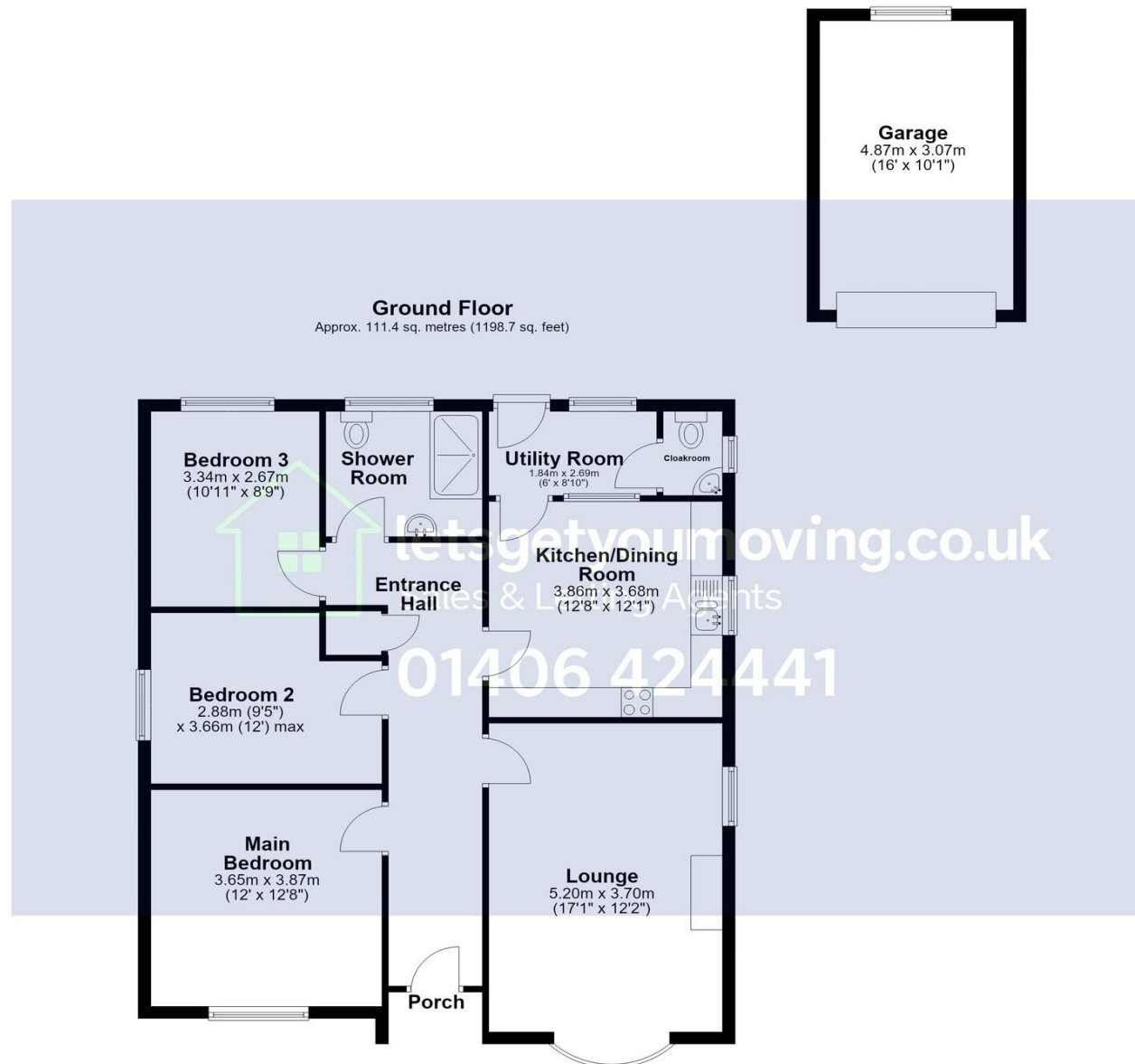
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Total area: approx. 111.4 sq. metres (1198.7 sq. feet)

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property doesn't stop at 5pm!



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