



BRADLEY JAMES

ESTATE AGENTS



8 Littlebury Gardens, Holbeach, Spalding, PE12 7ES

Asking price £195,000

- No chain
- New boiler installed in February 2026
- Popular location
- Modern bathroom
- Great road links to A17 connecting Norfolk and Lincoln
- Two double bedrooms
- Modern kitchen with pantry
- Off road parking and single garage with remote controlled electric garage door
- Private rear garden
- Amenities only a 3 minute drive away

Bradley James welcomes you to Littlebury Gardens of Holbeach. This delightful NO CHAIN detached bungalow offers a perfect blend of modern living and convenience.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The bungalow features two generously sized double bedrooms, providing ample space for relaxation and rest. The lounge is a welcoming area, ideal for entertaining guests or enjoying quiet evenings in. The kitchen boasts stylish shaker-style units and includes a handy pantry, making it both functional and aesthetically pleasing. From the kitchen, doors lead out to your private rear garden, perfect for outdoor gatherings or simply enjoying the fresh air.

The modern bathroom serves both bedrooms, ensuring comfort and convenience for all. This property has been thoughtfully updated, with a new boiler installed in 2026 and new radiators added in 2025, ensuring warmth and efficiency throughout the home.

Parking is a breeze with space for up to three vehicles, complemented by a single garage featuring a remote-controlled door for added ease. Side gated access leads directly to your private garden, enhancing the outdoor experience.

Location is key, and this bungalow does not disappoint. A mere 15-minute walk or a quick three-minute drive will take you to Holbeach's amenities, including restaurants, takeaways, pubs, and supermarkets such as Tesco and Aldi. Holbeach has a doctors surgery. Excellent road links to the A17 provide easy access to Norfolk, Lincoln, and Spalding, making this property an ideal choice for those seeking both tranquillity and connectivity.

In summary, this modern, well-appointed bungalow in Holbeach is a fantastic opportunity for anyone looking for a comfortable home in a convenient location.



Council Tax Band: B



Hallway

Composite obscured double glazed front door into the entrance hall, radiator, power points, telephone point, loft hatch and airing cupboard with shelving and a newly installed wall mounted gas boiler installed in February 2026.

Lounge

12'6 x 11'7

UPVC double glazed window to the front, radiator, power points and TV point.

Kitchen

11'7 x 9'5

UPVC double glazed window to the side and the rear, UPVC obscured double glazed door to the rear garden, shaker style base and eye level units with work surface over, sink and drainer with mixer taps over, space and point for freestanding cooker, space and plumbing for washing machine, space and point for fridge freezer, tiled splash back, radiator, power points and a pantry with shelving.

Bedroom 1

11'7 x 11'4

UPVC double glazed window to the front, radiator, TV point and power points.

Bedroom 2

10'7 x 9'8

UPVC double glazed window to the rear, radiator and power points.

Bathroom

UPVC obscured double glazed window to the rear, WC with push button flush, pedestal wash hand basin with mixer taps over, panel bath with taps over and a built-in mixer shower with a shower head on a sliding adjustable rail, fully tiled walls and floor and wall mounted heated towel rail.

Outside

The front is low maintenance being all laid to gravel with off-road parking for three cars. There is side gated access to the rear garden, which is enclosed by panel fencing and it is predominantly laid to lawn has an outside light outside tap and shed.

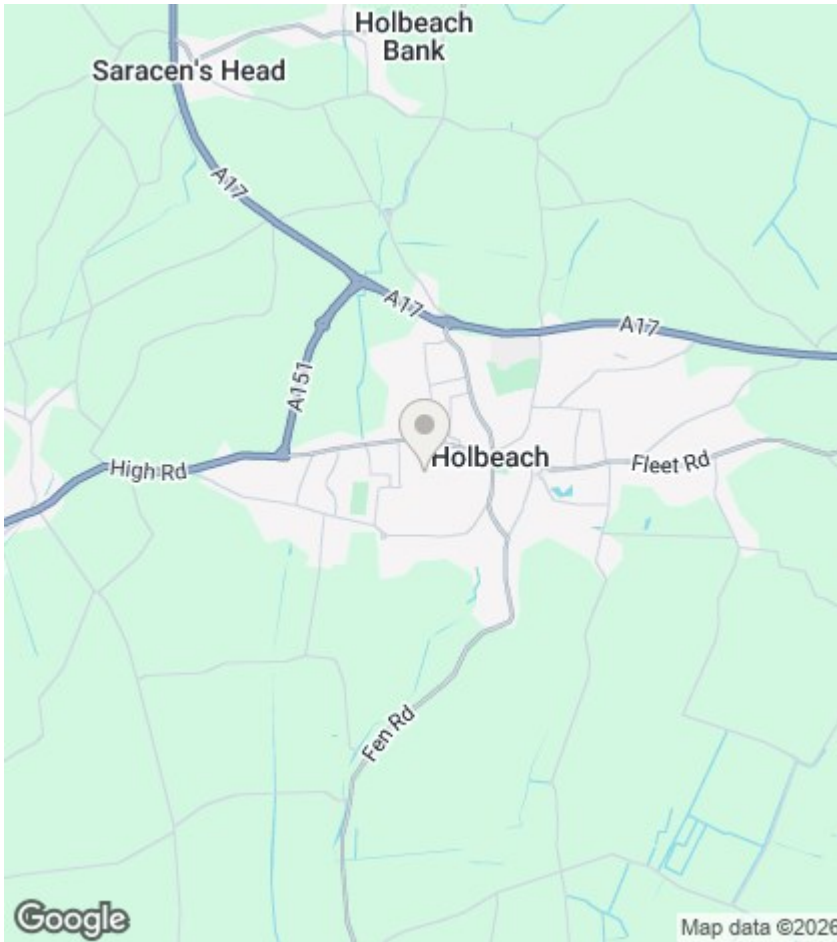
Single Garage

16'0 x 8'0

Remote controlled electric roller door, UPVC obscured double glazed window to the side, UPVC door to the rear going into the garden, fuse box, power points and lighting.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

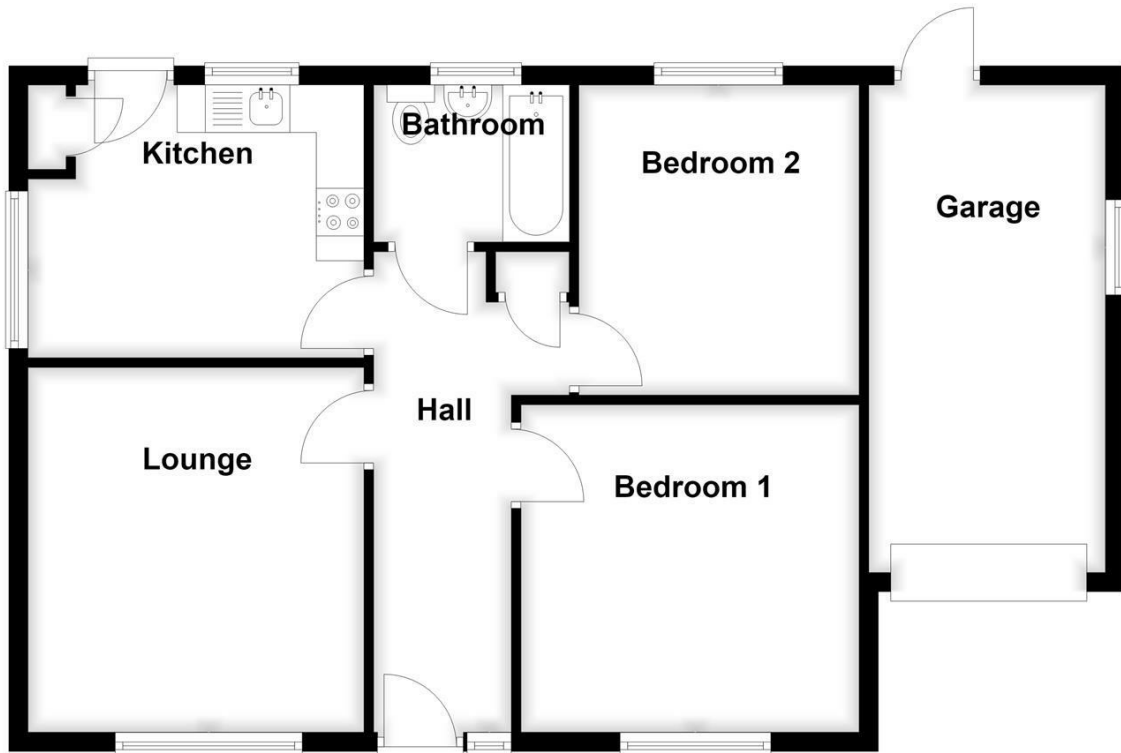
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 72.7 sq. metres (782.3 sq. feet)



Total area: approx. 72.7 sq. metres (782.3 sq. feet)