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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



Ravens Bank, Whaplode St Catherines, £360,000

🏠 Spacious detached bungalow with stunning field views 🌳 offering versatile living accommodation including 4 double bedrooms 🛏, en-suite to the main bedroom, conservatory 🌞 and generous lounge/diner. Set on a fantastic plot with extensive parking 🚗, double garage, beautiful enclosed gardens 🌸, pergola, greenhouses and garden stores. Benefitting from solar panels 🌞 and air source heating 🔄 in a sought-after village location.

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

Nestled within a peaceful village setting with beautiful open field views 🌳, this substantial detached bungalow offers spacious and highly versatile accommodation ideal for family living or multi-generational use. Internally, the property comprises a welcoming entrance hall, generous lounge/diner 🛋, fitted kitchen 🍳, conservatory overlooking the garden 🌞, hobby room, utility room, modern shower room and four double bedrooms 🛏, with the main bedroom benefitting from its own en-suite.

Outside, the property enjoys an impressive frontage with a large gravel driveway providing extensive off-road parking, turning area and access to the double garage 🚗. The enclosed rear garden is a true feature of the home, mainly laid to lawn with established shrubs, mature trees and colourful flower insets 🌸, alongside a patio seating area, pergola, outside tap, two greenhouses and two timber garden stores. Further benefits include solar panels 🌞, air source heat pump 🔄 and private drainage.

✦ **Four Double Bedrooms**

✦ **Stunning Field Views**

✦ **Double Garage & Extensive Parking**

✦ **Solar Panels & Air Source Heat Pump**

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

Accommodation Comprises:

PVCu double glazed entrance door to Porch.

Porch 2.25m (7'5") x 1.01m (3'4")

PVCu double glazed construction with PVCu double glazed windows and double glazed polycarbonate roof, vinyl floor tiling, PVCu double glazed entrance door to:

Entrance Hall 8.90m (29'2") x 1.47m (4'10")

Radiator, telephone point, vinyl floor tiling, coving to textured ceiling with smoke detector, access to insulated loft space, door to:

Lounge/Dining Room 6.52m (21'5") max x 6.38m (20'11") max

PVCu double glazed window to front rear and side, multi fuel burner with solid Oak mantle, three radiators, TV point, coving to textured ceiling.

Kitchen/Breakfast Room 3.89m (12'9") x 3.05m (10')

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer and mixer tap, matching breakfast bar, fully ceramic tiled walls. Space for dishwasher and fridge, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood, PVCu double glazed window to rear, cupboard with shelving, radiator, ceramic tiled flooring, recessed ceiling spotlights, door to:

Conservatory 5.83m (19'2") x 2.50m (8'2")

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power and lighting, patio door, door to:

Utility Room 2.50m (8'2") max x 2.08m (6'10") max

With worktop space, stainless steel sink unit with single drainer, sealed unit window to rear, door to:

Hobby Room 3.73m (12'3") max x 3.58m (11'9") max

PVCu double glazed window to front, pressurised hot water cylinder, PVCu double glazed entrance door to courtyard.

Main Bedroom 4.26m (14') x 4.20m (13'9")

PVCu double glazed window to front, radiators, TV point, coving to textured ceiling, door to:

En-suite 3.14m (10'4") max x 1.47m (4'10")

Fitted with three-piece suite comprising vanity wash hand basin with cupboard under, deep panel bath with mixer tap, shower attachment over, aqua boarding, close coupled WC, two PVCu opaque double glazed windows to side, radiator, vinyl floor tiles, coving to textured ceiling.

Bedroom 2 3.62m (11'11") x 3.33m (10'11")

PVCu double glazed window to side, fitted with a range of wardrobes with hanging rail, shelving, overhead storage cupboards, TV aerial, laminate flooring, cove to textured ceiling.

Bedroom 3 3.64m (11'11") x 2.97m (9'9")

PVCu double glazed window to side, double wardrobes with hanging rail, shelving and drawers, radiator, textured ceiling.

Bedroom 4 3.60m (11'10") x 3.01m (9'11")

Cove to textured ceiling, laminate flooring, radiator, broadband point, PVCu double glazed patio door to garden.

Shower Room 2.21m (7'3") x 1.63m (5'4")

Fitted with three-piece suite comprising double shower enclosure with fitted mains shower and glass doors, vanity wash hand basin with cupboard and drawers, WC with hidden cistern, fully ceramic tiled walls, radiator, extractor fan, PVCu double glazed opaque window to rear, heated towel rail, ceramic tiled flooring, recessed ceiling spotlights.

Double Garage 5.45m (17'11") x 4.82m (15'10")

Detached brick built double garage with power and lighting connected, electric up and over doors.

🌿 Outside 🌿

The property enjoys an impressive frontage with a generous gravel driveway providing ample off-road parking and turning space 🚗, leading to the double garage. The front garden is beautifully presented, mainly laid to lawn with shaped box hedging ✨, mature shrubs and established trees 🌳 creating a truly welcoming approach to the bungalow.

To the rear, the enclosed garden is a standout feature of the home 🌸, offering an excellent size plot with beautifully maintained lawns, colourful planting, mature trees and well-stocked borders bursting with character 🌺. A paved patio seating area ☀️ adjoins the property, perfect for outdoor dining and entertaining 🍷, leading through a charming pergola walkway draped in stunning Wisteria 🌿. The garden further benefits from greenhouse space 🍅, timber garden stores, and several private seating areas tucked throughout the grounds, ideal for relaxing and enjoying the peaceful surroundings 🌿🌿

Directions

Leave our Church Street office and proceed along both Station Street and Fen Road out of Holbeach on the B1168. At the crossroads turn right signposted Whaplode St Catherine. Proceed to the village and upon reaching the 30 MPH speed limit, the property can be located next to the farm track on your left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8RW.

Council Tax

Band D ~ £1986.31 from April 2026 to March 2027, South Holland District Council.

EPC ~ C

AGENTS NOTE

The property has solar panels what are owned outright by the vendor. The vendor is no registered tariff feed currently. Air source heat pump to heat the property. The property operates with its own private drainage system (septic tank).

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.

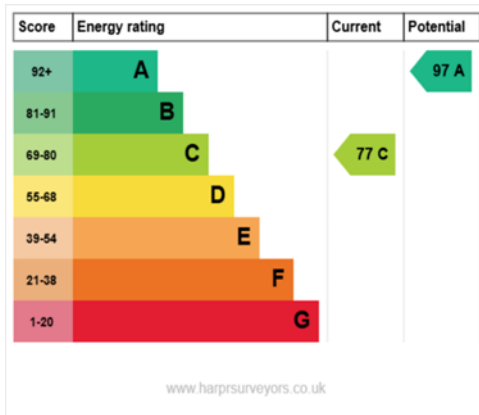
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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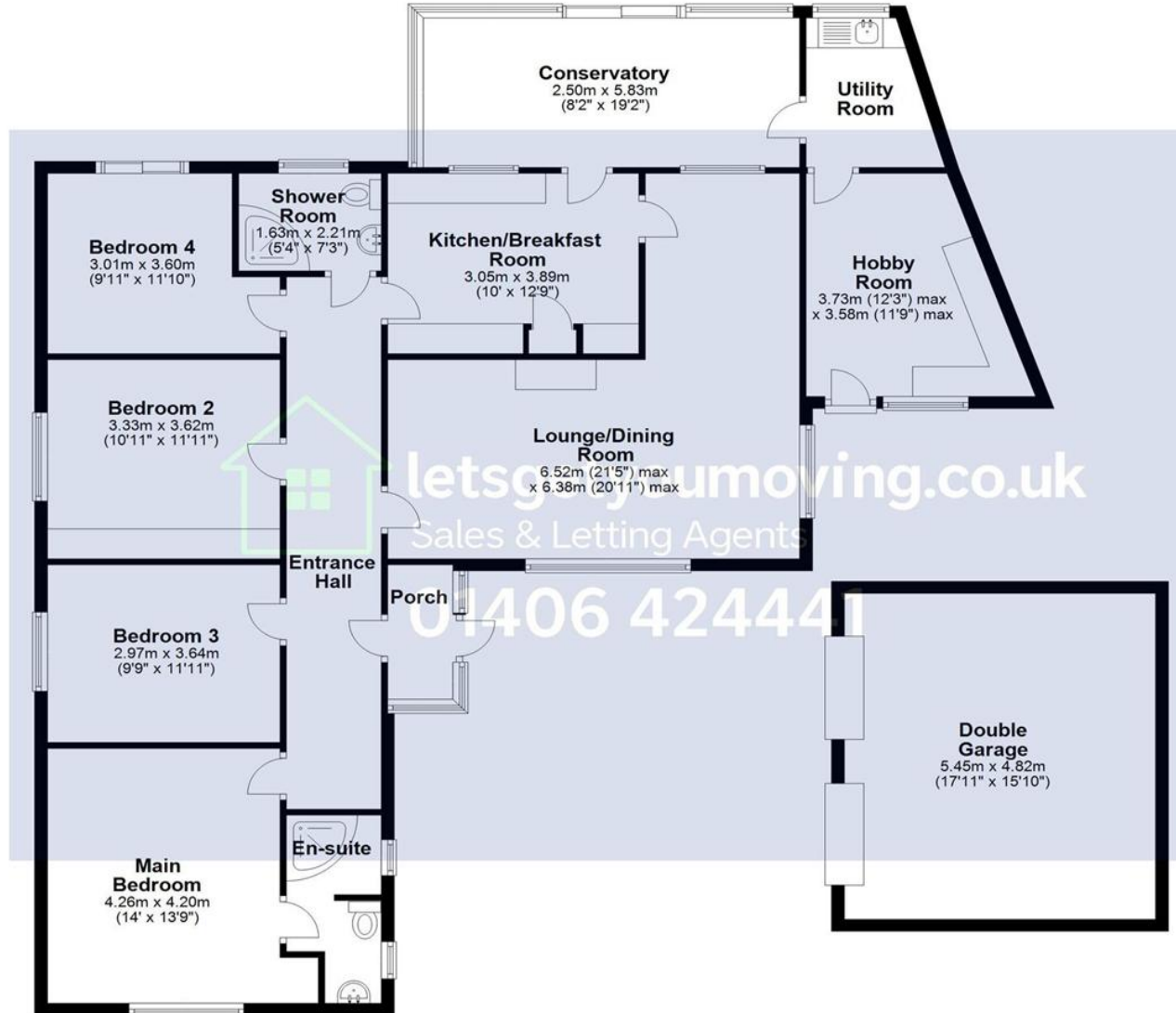
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Ground Floor

Approx. 174.9 sq. metres (1882.2 sq. feet)



Total area: approx. 174.9 sq. metres (1882.2 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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The banner features a dark blue background with a green and white confetti effect. On the left, a large '20' is displayed with a green ribbon below it containing the years '2006-2026' and the text 'YEARS OF GETTING IT RIGHT'. On the right, the website 'letsgetyoumoving.co.uk' is shown above the text 'Customer focused since 2006' and 'give us a call anytime for your free valuation'. A green button with the phone number '01406 424441' is positioned on the far right.