



3 Welbourne Lane, Holbeach, PE12 8AE

£245,000

- Three-bedroom detached bungalow on the outskirts of Holbeach
- Spacious and well-laid-out accommodation all on one level
- Generous garden offering plenty of outdoor space and privacy
- Ample off-road parking and single garage
- Peaceful semi-rural location within easy reach of Holbeach amenities
- Offered with no onward chain, providing a straightforward purchase

Three Bedroom Detached Bungalow – Outskirts of Holbeach.

Set on the peaceful outskirts of Holbeach, this well-presented three-bedroom detached bungalow offers spacious single-storey living with a generous garden, perfect for relaxing or entertaining outdoors. The property features a comfortable living area, fitted kitchen, three good-sized bedrooms, and ample off-road parking. Enjoy the best of both worlds with a quiet rural setting while remaining conveniently close to Holbeach's amenities and transport links.

Available with no onward chain, this property presents an excellent opportunity for those seeking a move-in ready home or a project with great potential.

Entrance Hall



Carpet flooring with skirting, coving and skimmed ceiling. Storage cupboard and radiator. Upvc part glazed entrance door. Ceiling light with smoke detector and loft access.

Lounge 16'9" x 12'4", (5.13m x 3.78m,)



Carpet flooring with skirting, coving and textured ceiling. Brick built fireplace and Upvc windows to the rear and side aspect of the property. Two radiators. Ceiling light.



Dining Area 10'6" x 8'10" (3.22m x 2.71m)



Carpet flooring with skirting, coving and textured ceiling. Fully glazed double doors to the rear garden. Wall lights.



Kitchen 11'4" x 10'10" (3.47m x 3.32m)



Lino flooring with Upvc window and Upvc part glazed door. Upper and lower units with roll edged work surface and sink. Single oven with electric hob. Boiler with cupboard housing hot water tank. Tiled splash back.



Bedroom One 12'11" x 10'7" (3.94m x 3.25m)



Carpet flooring with skirting, coving and skimmed ceiling. Upvc window and radiator.

Bedroom Two 9'10" x 9'2" (3.01m x 2.81m)



Carpet flooring with skirting, coving and skimmed ceiling. Upvc window and radiator.

Bedroom Three 9'8" x 7'11" (2.96m x 2.43m)



Carpet flooring with skirting, coving and skimmed ceiling. Upvc window and radiator.

Bathroom 8'3" x 4'11" (2.52m x 1.51m)



Lino flooring with W.C and hand wash basin unit. Bath unit with tiled splash back and electric shower. Ceiling light and radiator.

Garage

Brick built garage with power and lighting and Upvc window to the rear aspect. Up and over garage door.

Exterior



Large rear garden with shrubs and trees. Lawn area and wooden fencing surrounding. To the front offers ample off road parking space with a range of shrubs.



Property Postcode

For location purposes the postcode of this property is: PE12 8AE

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: E50

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

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Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250.

We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

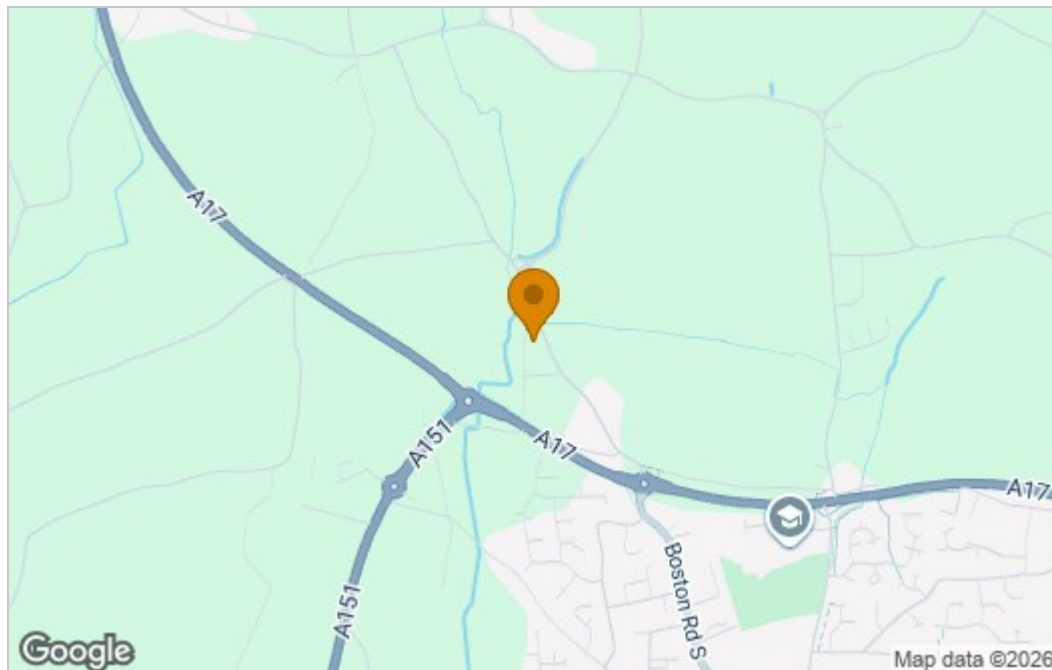
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

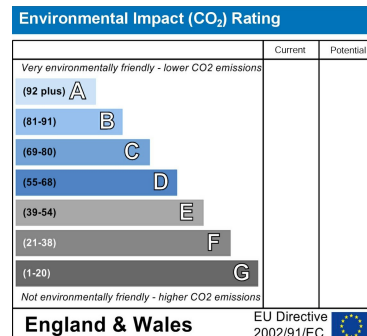
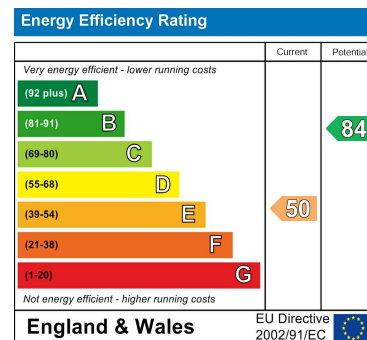
Floor Plan



Area Map



Energy Efficiency Graph



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