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Sales & Letting Agents



A promotional banner for the company's 20th anniversary. It features a blue background with falling confetti. The text reads: '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', and social media hashtags: '#mortgageadvisor #mortgageadvice #mortgagehelp'.



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



Main Road, Holbeach Drove £219,995

Situated in the tranquil village of Holbeach Drove 🌿, this well-presented two-bedroom detached bungalow offers comfortable and versatile living throughout.

Step inside to an inviting entrance hall, leading to a spacious lounge 🛋️, perfect for relaxing or entertaining. The property also benefits from a bright conservatory 🌞, flooding the home with natural light, alongside a functional kitchen 🍳 and a separate utility room for added practicality.

There are two generously sized double bedrooms 🛏️ 🛏️ and a modern shower room 🚿, all presented in a clean and well-maintained condition.

Externally, the home continues to impress with a private enclosed rear garden 🌸, complete with a workshop and greenhouse — ideal for hobbies or keen gardeners. To the front, a substantial paved driveway 🚗 🚗 provides ample off-road parking for multiple vehicles.

With private drainage and a peaceful village setting, this property is perfect for those seeking a quieter lifestyle without compromising on space or practicality.

Accommodation Comprises:

Entrance Hall

Boiler cupboard, housing wall mounted gas LPG combination boiler serving heating system and domestic hot water, radiator, laminate flooring, central heating thermostat, coving to textured ceiling with smoke detector, access to part boarded insulated loft space with pull down ladder and fitted light, PVCu double glazed entrance door, door to:

Lounge 3.88m (12'9") x 3.56m (11'8")

PVCu double glazed bow window to front, fireplace with wooden surround and tiled inset and hearth, wood burner, radiator, coving to textured ceiling, telephone point, TV point, broadband connection.

Kitchen 3.75m (12'4") x 2.87m (9'5")

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer, mixer tap, tiled surround, plumbing for dishwasher, space for fridge, fitted electric fan assisted double oven, four ring ceramic hob with extractor hood, PVCu double glazed window to both side and rear, cupboard with shelving, radiator, ceramic tiled flooring, coving to textured ceiling, door to:

Sunroom

Half brick and PVCu double glazed construction with PVCu double glazed windows, power connected, radiator, ceramic tiled flooring, recessed ceiling spotlights, PVCu double glazed entrance door to side, open plan, PVCu double glazed French door to garden.

Utility Room 3.62m (11'11") x 2.69m (8'10")

Fitted with a matching range of base units with worktop space over, plumbing for automatic washing machine, space for fridge/freezer, tumble dryer, radiator, vinyl floor covering.

Main Bedroom 4.45m (14'7") x 3.55m (11'8")

PVCu double glazed window to front, radiator, coving to textured ceiling, built in office area.

Bedroom 2 3.27m (10'9") x 2.95m (9'8")

PVCu double glazed window to rear, fitted bedroom suite built-in wardrobes with hanging rail and shelving, radiator, TV point, coving to textured ceiling.

Shower Room

Fitted with a three-piece suite comprising vanity wash hand basin with base cupboard, mixer tap, part ceramic tiled walls, shaver point, WC with hidden cistern, heated towel rail, wall mounted mirrored cabinet, hydro shower cabin enclosure with blue tooth, PVCu double glazed window to rear, vinyl floor covering, coving to textured ceiling.

Storeroom

With shelving and power connected

Outside

The property is enclosed by wood panel fencing, the front is paved offering generous off-road parking and a turning area with room for caravan/campervan. The rear garden is enclosed by fencing, artificial grass raised flower beds, patio area, greenhouse, workshop with power and lighting, outside tap, outside power points. The property is on PRIVATE drainage.

Directions

Leave our Church Street office and turn right, continue onto Station Street and proceed onto Fen Road and out of Holbeach heading towards Holbeach St Johns. As you enter Holbeach St Johns the road bends to the right stay on this road which will take you into Holbeach Drove. At the bend take your left hand turn onto Main Road, where the property can be found on your left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 0PS

Council Tax

Band B £1,691.53

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 requested by HMRC.

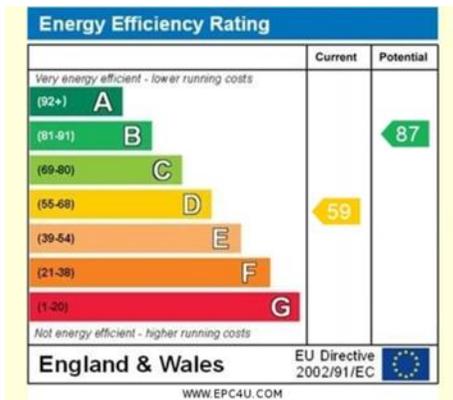
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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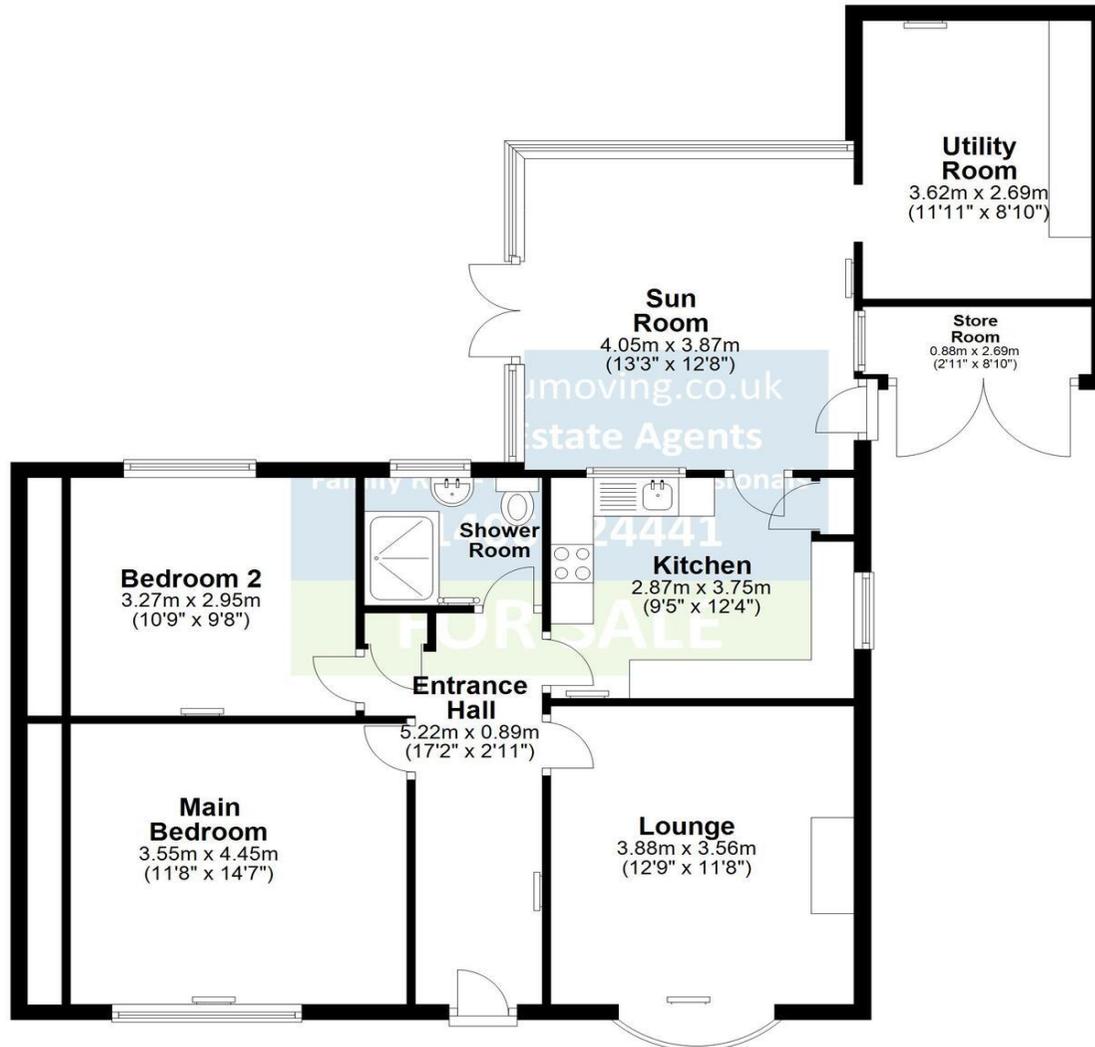
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Ground Floor

Approx. 90.2 sq. metres (970.7 sq. feet)



Total area: approx. 90.2 sq. metres (970.7 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

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 in white with a green shadow, above a green ribbon that reads '2006-2026'. The text 'letsgetyoumoving.co.uk' is in white, 'Customer focused since 2006' is in green, and 'give us a call anytime for your free valuation' is in white. A green button with the phone number '01406 424441' is on the right.