

letsgetyoumoving.co.uk

Sales & Letting Agents



14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



Pine Close, Holbeach £249,995

Offered with NO ONWARD CHAIN, this spacious three-bedroom detached bungalow is perfectly positioned in a cul-de-sac in Holbeach. The property boasts a well-designed layout with a bright and airy lounge, a generous kitchen/breakfast room, and three comfortable bedrooms. Additional features include a modern shower room, a practical utility space, and a separate WC. Outside, the home offers ample off-road parking and a single garage, providing convenience and security. The south-facing rear garden is a true highlight—laid to lawn with attractive flower and shrub borders, timber garden store. Benefiting from gas-fired central heating and double glazing, this property combines comfort with efficiency. Located close to local amenities and transport links, it's an excellent choice for families, retirees, or anyone seeking a peaceful lifestyle. Call us ANYTIME to book your viewing - 01406 424441.

Three Bedrooms – Generously sized rooms for family living or flexible use.

Detached Bungalow – Single-level convenience in a peaceful cul-de-sac.

Ample Off-Road Parking – Plus a single garage for secure storage.

Gas Fired Central Heating & Double Glazing - EPC - D

South-Facing Rear Garden – Laid to lawn with flower and shrub borders.

Contact Us Today!

 01406 424441

 letsgetyoumoving.co.uk

Accommodation Comprises:

Double glazed entrance door with matching side panel to:

Porch

Courtesy lighting, tiled flooring, part glazed door with matching side panel to:

Entrance Hall 8.26m X 1.49m x 2.46m x 1.00 m (max) L shaped

Cove to textured ceiling with access to the boarded loft space with pull down ladder, lighting connected, telephone point, radiator, wall mounted central heating thermostat, door to built in airing cupboard housing hot water cylinder with linen shelving, storage cupboard over, door to:

Lounge: 5.10m x 3.70m (16'9" x 12'2")

Living flame effect gas fire with marble insert and surround with ornate timber surround, wall light points, TV point, radiator, cove to textured ceiling, double glazed bow window to front aspect, double glazed window to side aspect.

Kitchen/Breakfast Room: 3.68m x 3.86m (12'1" x 12'8")

Fitted with a matching range of wall mounted units, display cabinets and floor mounted units with worktop space over, stainless steel one and a quarter bowl single drainer sink unit with mixer tap, fitted eye level fan assisted CREDA double oven, 4 ring BOSCH gas hob with extractor hood, plumbing for dishwasher, tiled splashbacks, radiator, cove to textured ceiling, wall mounted Vaillant gas fired boiler servicing heating and domestic hot water, wall mounted central heating and hot water control panel, double glazed window to side, glazed window to utility room, door to:

Utility Room 2.67m x 1.75m (8'9" x 5'9")

Plumbing for washing machine, space for tumble dryer with worktop space over, wall mounted unit, space for tall standing fridge freezer, radiator, cove to textured ceiling, double glazed window to rear, double glazed door to rear exit, door to:

WC

Fitted with a two-piece suite comprising: Close coupled WC, wall mounted hand wash basin with tiled splashback, cove to textured ceiling, radiator, extractor fan, double glazed opaque window to side aspect.

Main Bedroom: 3.87m x 3.65m (12'8" x 12'0")

Fitted with a matching range of bedroom furniture comprising wardrobes with hanging space and drawers, over bed storage cupboard, dressing table and nightstands, cove to textured ceiling, radiator, double glazed window to front aspect.

Bedroom 2: 2.90m x 4.00m (9'6" x 13'1")

Cove to textured ceiling, radiator, double glazed window to side aspect.

Bedroom 3: 3.27m x 2.67m (10'9" x 8'9")

Cove to textured ceiling, radiator, TV point, double glazed window to rear aspect.

Shower Room 2.47m x 2.18m (8'1" x 7'2")

Fitted with a three-piece suite comprising: Double width tiled shower cubicle with fitted TRITON shower, pedestal wash hand basin, close coupled WC, wall mounted towel radiator, extractor fan, shaver point, cove to textured ceiling, fully tiled surrounds, double glazed opaque window to rear aspect.

Outside:

The front garden is of low maintenance being mainly laid to gravel with insert flower and shrub borders with pathway leading to the main entrance porch, courtesy lighting. An off-set tarmac driveway provides ample off-road parking leading to:

Brick built single garage 4.73m x 2.86m (15'5" x 9'3")

With up and over door, power and lighting connected, eves storage space. A hand gate to the side leads to the rear of the garage where a timber garden store is located.

The rear south facing garden is enclosed with wooden panel fencing with area laid to lawn with flower and shrub borders, timber garden store, further area laid to lawn to the side, outside water tap.

Directions:

Leave our Church Street office and head over the lights onto Boston Road South, take the 4th left onto Chestnut Avenue. Take the right turn onto Oakwood Glade, right onto Cedar Drive and right again onto Pine Close. For satellite navigation the property postcode is: PE12 7JR.

Council Tax:

Band C ~ £1,995.69 ~ South Holland District Council.

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 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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.







PATH MORTGAGES



Moving house or remortgaging?

Tailored advice from experienced Advisers
 'Whole of market' access to lenders
 Support from application to approval

★ More 5-star Google reviews per year than any other local Mortgage Adviser ★

Call us on 01778 428 158
 Open Mon-Sat 8am-6pm

Meet the team

Paul
 Commercial Mortgages
 Peter
 Commercial Mortgages
 Anna
 Residential Mortgages
 Curtis
 Residential Mortgages

Your home may be repossessed if you do not keep up repayments on your mortgage

SOUTH LINCS SURVEYORS

Your local, independent building surveyors

01775 422211

info@southlincssurveyors.com

www.southlincssurveyors.com

Level 2 RICS Homebuyer Surveys

New Build Snagging Surveys

Energy Performance Certificates (EPC)

RICS Valuations




letsgetyourmoving.co.uk

With extensive knowledge of Holbeach & Spalding...

give us a call anytime for your free valuation

01406 424441

DERVENSURE INSURANCE BROKERS LTD

To discuss your needs call 01406 423340 or pop in to our office:

44 High Street, Holbeach
 Spalding PE12 7ED

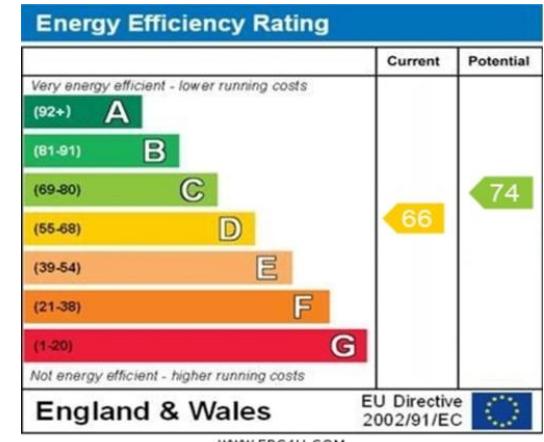
www.dervensure.co.uk

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA). FCA registration number 458942.

INSURANCE THAT'S ON YOUR DOORSTEP

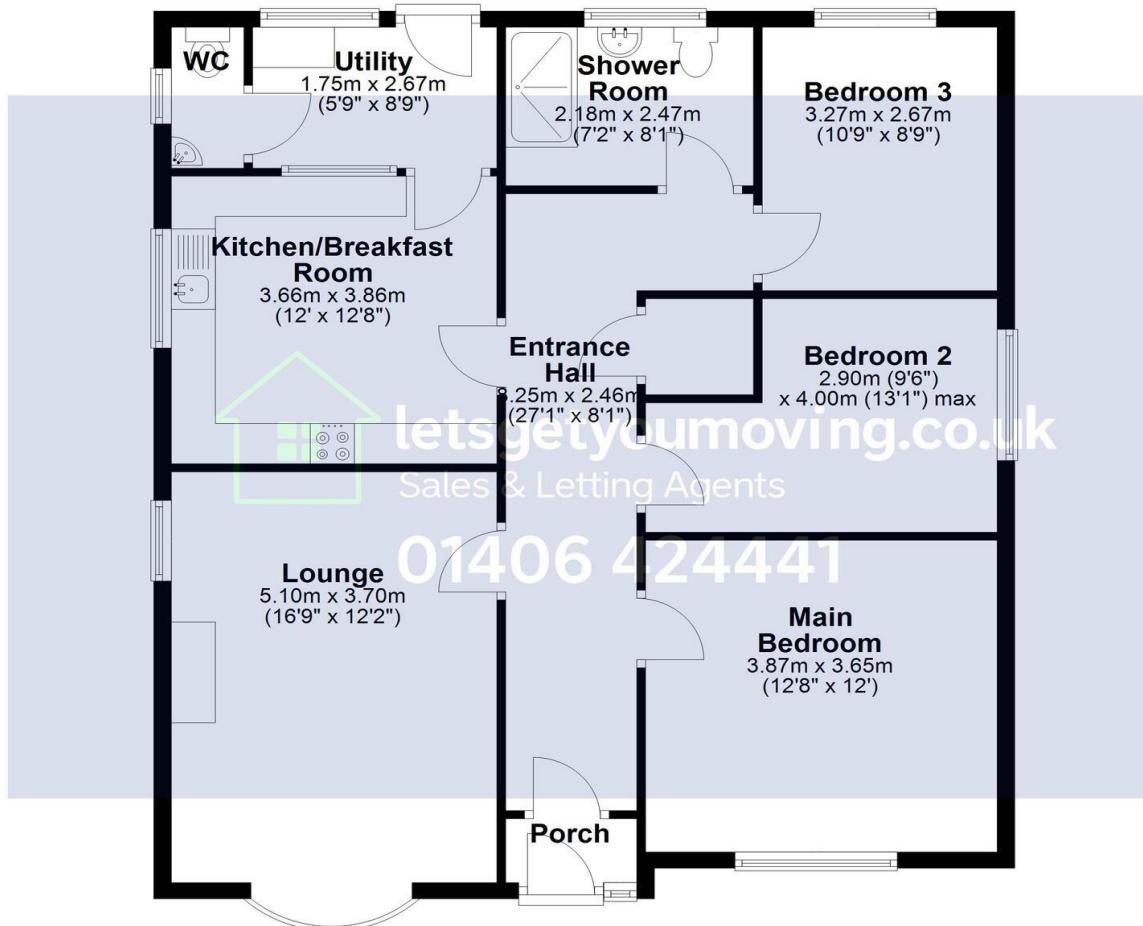
We can assist you with:

- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance



Ground Floor

Approx. 96.1 sq. metres (1034.2 sq. feet)



letsgetyoursmoving.co.uk
Sales & Letting Agents

01406 424441

Total area: approx. 96.1 sq. metres (1034.2 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, **FREE FLOOR PLANS**, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, **FULL LETTING SERVICE**, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

"We strive for results, it's what we do best" 30 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

letsgetyoumoving.co.uk

With extensive knowledge of Holbeach & Spalding...

give us a call **anytime** for your free valuation



01406 424441