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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









Battlefields Lane South, Holbeach £399,995

  Exceptional Four-Bedroom Detached Bungalow with Smart Home Technology   Situated on a generous plot in a sought-after location, this spacious detached bungalow offers versatile accommodation comprising a welcoming entrance hall, generous lounge, separate dining room, well-appointed kitchen, utility room, four bedrooms, including a main bedroom with walk-in wardrobe and en-suite, together with a further shower room. Loxone home system automatically controlling the lights, heating and security

 Spacious Four-Bedroom Detached Bungalow with Smart Home Technology 


Situated on a generous plot in a sought-after location, this impressive detached bungalow offers spacious and versatile accommodation, beautifully maintained gardens, and the added benefit of a comprehensive Loxone Smart Home System providing intelligent control of lighting, heating, security and energy management throughout the home.  


The property enjoys a welcoming approach with a substantial gravel driveway providing ample parking for multiple vehicles, attractive lawned gardens and established flower and shrub borders. Internally, the accommodation comprises a welcoming entrance hall, generous lounge, separate dining room, well-appointed kitchen, utility room, rear lobby, four bedrooms including a superb main bedroom with walk-in wardrobe and en-suite bathroom, together with a further shower room.   

Outside, the beautifully maintained rear garden is a particular highlight, featuring extensive lawns, mature trees, colourful borders, raised vegetable beds, greenhouse, spacious patio seating area and a substantial detached workshop/garage, ideal for storage, hobbies or working from home.   


Key Features:

 Spacious detached bungalow with four bedrooms and versatile accommodation

 Generous gravel driveway providing ample off-road parking and detached workshop/garage

 Beautifully maintained rear garden with patio, greenhouse, vegetable beds and mature planting

 Comprehensive Loxone Smart Home System controlling lighting, heating, security and energy management

 Call us ANYTIME to book your viewing – 01406 424441, evenings & weekends!

Accommodation Comprises:

Storm Porch

PVCu double glazed entrance door to:

Entrance Hall 4.93m (16'2") x 2.00m (6'7")

Radiator, laminate flooring, coving to ceiling with recessed ceiling spotlights and smoke detector, access to insulated loft space, door to:

Dining Room 3.76m (12'4") x 2.90m (9'6")

PVCu double glazed window to side, radiator, laminate flooring, coving to ceiling, double door, door to:

Lounge 4.14m (13'7") x 3.76m (12'4")

PVCu double glazed window to front and side, decorative fireplace with iron surround, tiled inset with stone hearth, radiator, TV point, broadband point, coving to ceiling.

Kitchen 3.80m (12'6") max x 3.76m (12'4")

Fitted with a matching range of base and eye level units with worktop space over with underlighting, built-in larder, matching island unit with cupboard under, 1 1/4 bowl ceramic sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood, PVCu double glazed window to side, radiator, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights, smoke detector, open plan, door to:

Utility Room 1.56m (5'1") x 1.39m (4'7")

With worktop space over, wall mounted gas boiler serving heating and hot water, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to side, laminate flooring.

Rear Lobby 4.57m (15') x 0.99m (3'3")

Radiator, laminate flooring, coving to ceiling with recessed ceiling spotlights and smoke detector, access to insulated loft space, open plan, door to:

Main Bedroom 3.92m (12'10") x 3.24m (10'8")

Radiator, TV aerial point, coving to ceiling, PVCu double glazed French doors to garden, door to:

Walk-in Wardrobe

With hanging rails, shelving and drawers.

En-suite Bathroom 2.72m (8'11") x 2.63m (8'7")

Fitted with three-piece suite comprising of, deep roll top bath, pedestal wash hand basin and close coupled WC, part ceramic tiled walls, extractor fan, PVCu opaque double glazed window to rear, radiator, ceramic tiled flooring, recessed ceiling spotlights.

Bedroom 2 3.60m (11'10") x 3.60m (11'10")

PVCu double glazed window to front, radiator, coving to ceiling.

Bedroom 3 3.38m (11'1") x 2.90m (9'6")

PVCu double glazed window to rear, radiator, coving to ceiling.

Bedroom 4 2.64m (8'8") x 2.16m (7'1")

PVCu double glazed window to side, radiator, laminate flooring, coving to ceiling.

Airing cupboard.

Housing hot water cylinder and linen shelving.

Shower Room

Fitted with three-piece suite comprising of, with recessed shower enclosure with fitted mains shower and shower curtain, wall mounted vanity wash hand basin with drawers, part ceramic tiled walls, WC with hidden cistern, extractor fan, PVCu opaque double glazed window to side, heated towel rail, ceramic tiled flooring, recessed ceiling spotlight.

Workshop/Garage 9.21m (30'2") x 6.08m (20')

Detached timber garage with double doors.

Agents Note

This property benefits from a comprehensive Loxone Smart Home System, providing intelligent control of lighting, heating, security, shading and energy management throughout the home. The system offers enhanced comfort, convenience and efficiency, allowing many functions to be automated or controlled remotely via smartphone or tablet.

 Outside

The property enjoys an attractive and welcoming frontage, set back from the road and approached via a generous gravel driveway providing ample off-road parking for multiple vehicles. 🚗 🚗 The front garden is predominantly laid to lawn and beautifully enhanced by well-stocked flower and shrub borders 🌸 🌿, creating excellent kerb appeal, whilst mature hedging and gated side access add both privacy and practicality.

A substantial detached workshop/garage 🛠️ 🚗 offers fantastic storage, workshop space, or potential for a variety of hobbies and interests.

To the rear, the delightful enclosed garden is a particular highlight of the property 🌳 🌸. Thoughtfully maintained and bursting with colour, it features extensive lawned areas, mature trees, established planting, and attractive flower borders, creating a peaceful and picturesque outdoor retreat. A spacious paved patio 🌞 🍷 provides the perfect setting for outdoor dining and entertaining, whilst raised vegetable beds 🥕 🌱, a greenhouse 🌱, and a large timber workshop/store further enhance the versatility and appeal of this impressive garden space.

Directions

Leave our Church Street office and take the far right over the traffic lights onto Park Road, take the right turn onto Park Lane then left onto Battlefields Lane South, where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7PH.

Council Tax

Band C ~ £2,071.57 from April 2026 to March 2027, South Holland District Council.

EPC ~ C

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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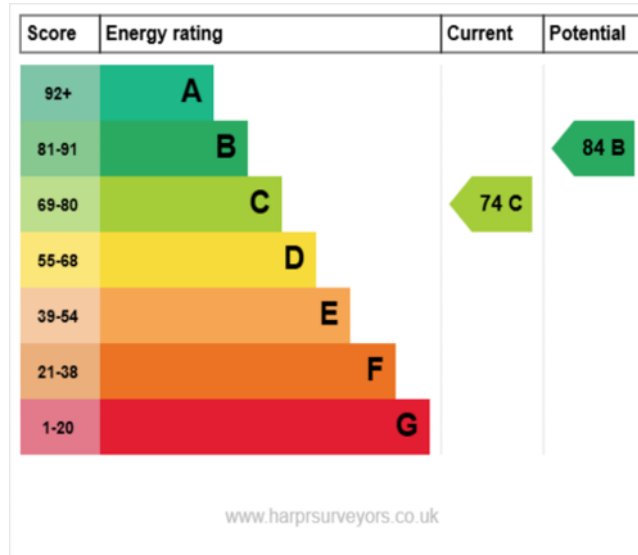
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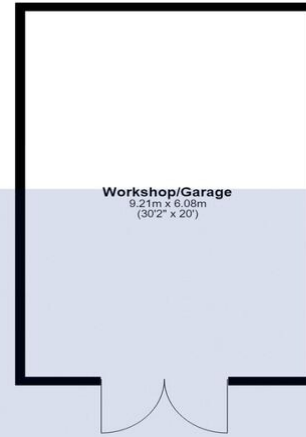
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Ground Floor
Approx. 178.4 sq. metres (1920.6 sq. feet)



Total area: approx. 178.4 sq. metres (1920.6 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 large '20' with '2006-2026' on a ribbon below it, set against a blue background with confetti.