



The Hollies, Holbeach £188,995

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

A delightful three-bedroom bungalow, conveniently located within walking distance to town and local amenities, offers a practical layout and great potential for updating. The property features an entrance hall, a kitchen, a spacious lounge/diner, three bedrooms, a family bathroom, and a wooden conservatory. Outside, you'll find a low-maintenance gravel driveway leading to a detached single garage, a side gate to an enclosed rear garden with wood-panel fencing, hedging, a patio, and additional gravel areas.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door,
Entrance Hall

Radiator, telephone point, central heating thermostat, coving to textured ceiling with smoke detector, CO detector, access to insulated loft space, bi-fold door to kitchen, storage cupboard with linen shelving, storage cupboard with shelving, door to:

Lounge/Diner 4.44m (14'7") x 3.41m (11'2")

PVCu double glazed bow window to front, fireplace with wooden surround, tiled inset, stone hearth, radiator, TV point, two wall lights, coving to textured ceiling.

Kitchen 3.05m (10') x 2.41m (7'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled surround, wall mounted gas boiler serving heating system and hot water, plumbing for automatic washing machine, space for fridge, built-in electric fan assisted oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to front, radiator, vinyl floor covering, TV point, coving to textured ceiling.

Conservatory 3.01m (9'11") x 2.27m (7'5")

Wooden construction with single glazed windows, power connected, double doors out to the garden.

Main Bedroom 3.40m (11'2") x 3.28m (10'9")

PVCu double glazed window to rear, fitted bedroom suite with a range of wardrobes with hanging rails, shelving, overhead storage cupboard, drawers, bedside cabinets, radiator, coving to textured ceiling.

Bedroom 2 3.55m (11'8") x 2.76m (9'1")

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

Bedroom 3 3.50m (11'6") x 2.78m (9'1")

Single glazed window to rear, coving to textured ceiling, part glazed door to:

Family Bathroom

Fitted with four-piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin, shower cubicle with fitted electric shower and glass door, close coupled WC, extractor fan, shaver point, PVCu opaque double-glazed window to rear, radiator.

Garage 5.37m (17'7") x 2.73m (8'11")

Detached brick built single garage with power and lighting connected, roof storage area, up and over door.

Outside

The front of the property is open plan, with gravel frontage providing off road parking leading to the detached single garage. Side gate leading to the enclosed low maintenance rear garden, wood panel fencing and hedging, patio area wooden garden store.

Directions

Leave our Church Street office and head over the lights and onto Park Road, take the right turn onto Park Lane, proceed along o to The Hollies take the first left into the cul-de-sac where the property can be located. For the purpose of satellite navigation, the property postcode is: PE12 7JQ.

Council Tax

Band A ~ £1,496.77 From April 2025 to March 2026, 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.

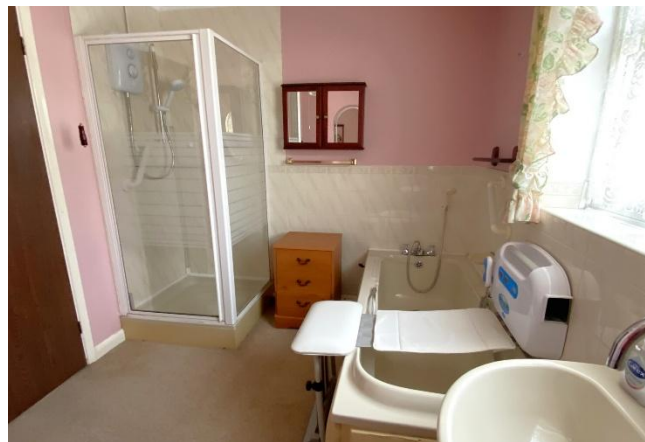
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

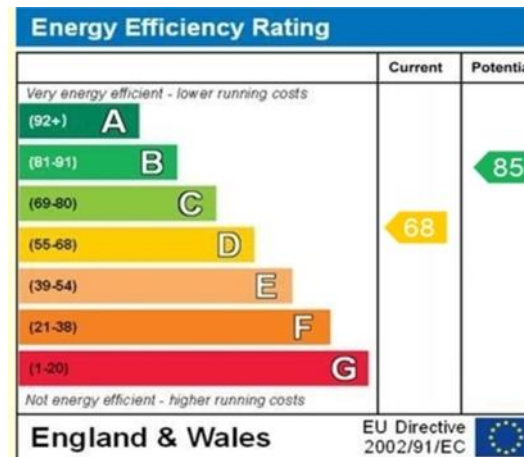
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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.

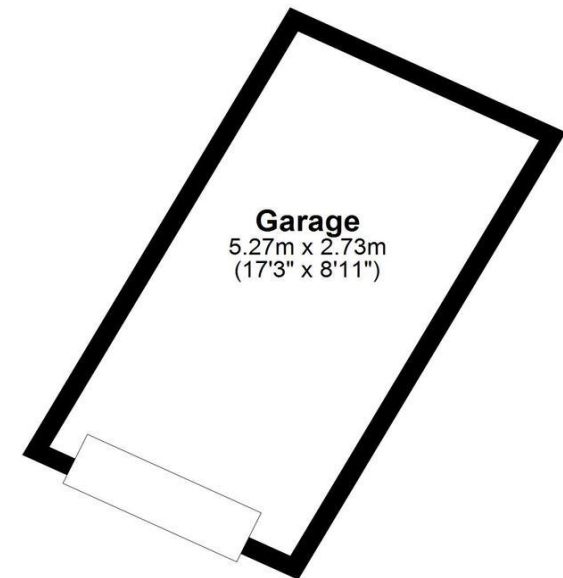
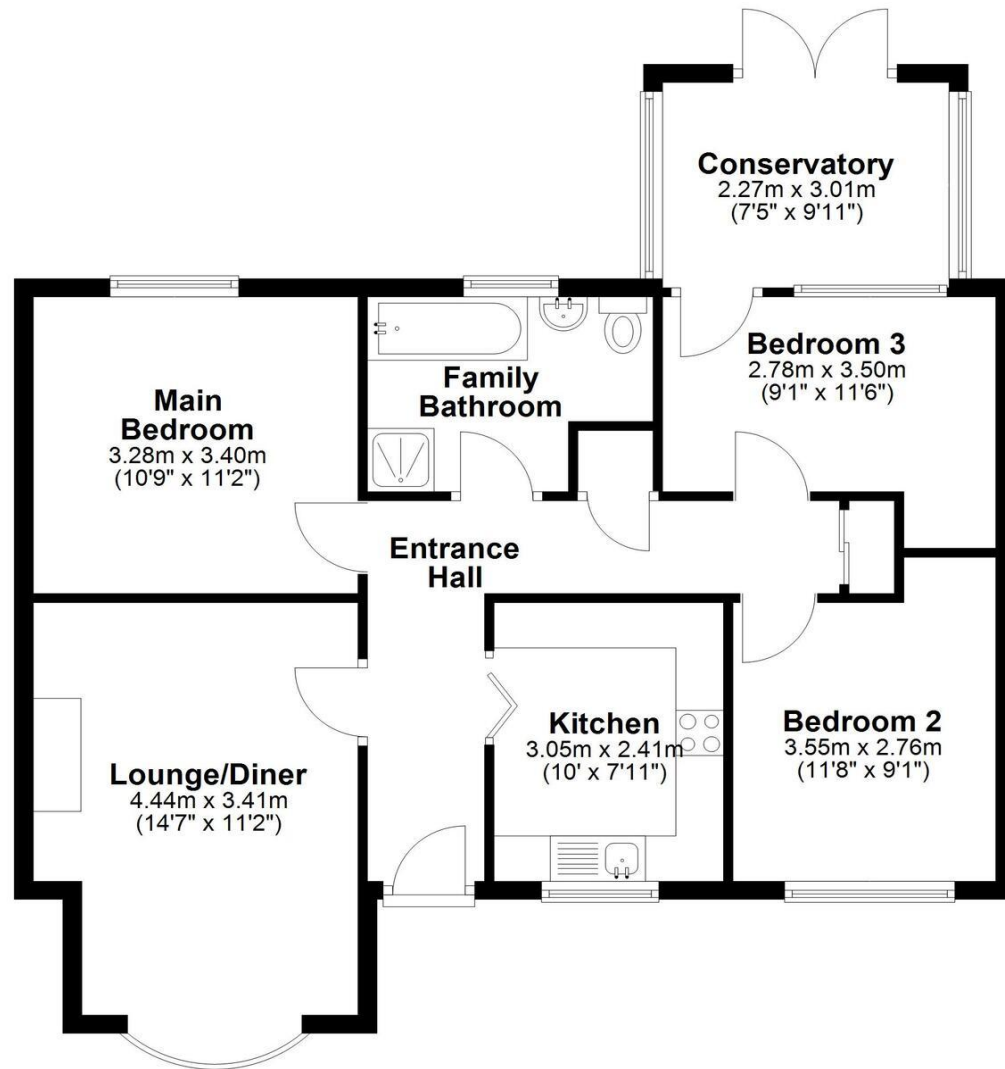






Ground Floor

Approx. 75.1 sq. metres (808.1 sq. feet)



Total area: approx. 75.1 sq. metres (808.1 sq. feet)



PATH MORTGAGES

Moving house or remortgaging?

- ✓ Guidance from experienced Mortgage Advisers
- ✓ 'Whole of market' access to lenders
- ✓ Tailored advice based on your situation
- ✓ 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



Phil Greaves
CeMAP Cert CII (MP)



Peter Baker
CertRBCB CeMAP Certs CII (MP & ER)
Founder & Director



Ana Pintor
Marketing & Admin

With over 15 years of experience across the team, we're passionate about turning the mortgage process on its head, making it simpler and dare we say...

More enjoyable for our clients!

****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



**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

**INSURANCE THAT'S
ON YOUR DOORSTEP**

We can assist you with:

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

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

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 RENTAL SERVICES, 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 Estate Agents

Let our family move yours...

FREE VALUATIONS | 7 DAYS A WEEK

