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Sales & Letting Agents



## Kennedy Road, Holbeach £239,995

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



**This beautifully presented two-bedroom detached bungalow is situated in a quiet cul-de-sac on the outskirts of Holbeach. The home welcomes you through an entrance hall, with a side door leading into a spacious kitchen/diner that flows into a snug and a bright conservatory—perfect for relaxation and entertaining. The lounge offers a comfortable living space, complemented by two double bedrooms and a generous four-piece family bathroom. Outside, the property features an enclosed front garden with a rubber crumb driveway providing off-road parking and access to a single garage. A side gate leads to a well-maintained rear garden, complete with a lawned area, attractive flower and gravel borders, wood panel fencing, a greenhouse, garden store, outdoor lighting, and a convenient outside tap. Call us ANYTIME on 01406 424441.**

### Accommodation Comprises:

PVCU double glazed entrance door to:

Porch

Terracotta tiled flooring, double glazed door to:

Entrance Hall

Coving to ceiling, radiator, smoke alarm, loft hatch to part boarded insulated loft space with loft ladder, light connected, door to:

Kitchen 3.96m (13'0") x 3.0m (9'10")

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

Dining Area 2.71m (8'11") x 2.72m (8'11")

Radiator, cushion vinyl floor covering, wall lights, coving to ceiling, smoke detector PVCu double glazed French doors to conservatory.

Snug 2.41m (7'11") x 2.50m (8'2")

PVCu double glazed window to rear, radiator, laminate flooring, wall lights, coving to ceiling with smoke detector, open plan to:

Conservatory 3.74m (12'3") x 2.28m (7'6")

PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, ceramic tiled flooring, power and light connected, PVCu double glazed entrance doors to the garden.

Lounge 3.92m (12'10") x 3.96m (13'0")

PVCu double glazed window to front, radiator, composite fire surround with electric fire, TV point, broadband point, coving to ceiling, double door to kitchen.

Main Bedroom 3.94m (12'11") x 3.61m (11'10")

PVCu double glazed window to front, double wardrobe with hanging rails and shelving, radiator, telephone point, coving to ceiling.

Bedroom 2 3.51m (11'6") x 2.72m (8'11")

PVCu double glazed window to side, TV point, single wardrobe with hanging rail and shelving, radiator.

Family Bathroom

Fitted with four-piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower enclosure with fitted mains shower and glass door, close coupled WC, fully ceramic tiled walls, extractor fan, PVCu double glazed Velux window, heated towel rail, ceramic tiled flooring.

Garage 5.04m (16'6") x 2.54m (8'4")

Brick built single garage with power and lighting connected, single glazed window to the rear, side door, up and over door.

Outside

The property is enclosed with a low level brick wall with area laid to lawn, gravel and flower borders, rubber crumb driveway providing off road parking leading to attached single garage, side gate leading to the enclosed rear garden by wood panel fencing, mainly laid to lawn with gravel and flower borders, patio area, wooden garden store, greenhouse, outside lighting and tap.

Directions

Leave our Church Street office and head over the lights onto Boston Road South, at the roundabout take your second exit take your next left onto Welbourne Lane, then left into Kennedy Road where the property can be found on your right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8AF.

Council Tax

Band B ~ £ 1,746.23 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
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## Ground Floor

Approx. 112.7 sq. metres (1213.5 sq. feet)



Total area: approx. 112.7 sq. metres (1213.5 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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