

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



Fen Road, Holbeach £279,995

This well-presented bungalow offers bright, practical accommodation set behind a generous front garden with sweeping driveway parking and the benefit of owned solar panels  

Inside, the layout works — a fitted kitchen, a spacious lounge/dining room, and a light-filled conservatory enjoying pleasant views over the rear garden . Well-proportioned bedrooms and a modern wet room provide flexible, accessible living, ideal for a wide range of buyers.

Outside, the east-facing rear garden is mainly laid to lawn with a paved patio, raised planters, outside tap and open field views beyond . Completing the package is a former single garage, now a useful storage/workshop space .

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

Accommodation Comprises:

Storm Porch

PVCu double glazed entrance door to:

Entrance Hall

Vinyl floor covering, access to double insulated loft space with pull down ladder, light connected, battery for the solar panels. PVCu double glazed entrance door, boiler cupboard, housing wall mounted gas combination boiler serving heating system and hot water, door to:

Lounge 4.82m (15'10") x 3.26m (10'8")

PVCu double glazed windows to rear, radiator, vinyl floor covering, TV point, open plan to:

Dining Area 3.65m (12') x 3.64m (11'11")

PVCu double glazed windows to side and rear, radiator, vinyl floor covering, Broadband connection point.

Galley Kitchen 4.80m (15'9") x 2.00m (6'7")

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and mixer tap, built-in electric fan assisted oven, built-in four ring induction hob extractor fan, PVCu double glazed window to side, vinyl floor covering, open plan to:

Utility Area 2.99m (9'10") max x 2.00m (6'7") max

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

Conservatory 3.56m (11'8") max x 3.06m (10') max

L shaped conservatory maximum measurements, PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power and lighting connected, radiator, vinyl floor covering, door to garden.

Main Bedroom 3.66m (12') x 3.33m (10'11")

PVCu double glazed window to front and side, fitted free standing double wardrobe, radiator, coving to ceiling.

Bedroom 2 3.66m (12') x 3.28m (10'9")

PVCu double glazed window to front and side, fitted free standing double wardrobe, radiator, TV aerial point, coving to ceiling.

Bedroom 3 3.64m (11'11") x 2.26m (7'5")

PVCu double glazed window to side, radiator, vinyl floor covering, TV aerial point, picture rail.

Wet Room

Fitted with a three-piece suite comprising of wall mounted hand wash basin, close coupled WC, mains shower, wall mounted mirror with light, Bluetooth capability, shaver point. PVCu opaque double glazed window to side, storage cupboard, heated towel rail, aqua boarding, extractor fan, recessed ceiling spotlights, vinyl floor covering.

Former Garage 4.24m (13'11") x 2.53m (8'4")

Detached brick built single garage with side door, power and lighting connected, eaves storage space, door to front. Can be easily put back to a garage.

Outside:

The front of the property features a well-maintained front lawn with driveway providing ample off-road parking, leading to the bungalow. The home benefits from owned solar panels with battery storage. Boundary hedging and fencing offer a good degree of privacy and kerb appeal. The rear garden is east-facing, generous in size and mainly laid to lawn, enjoying open field views beyond. A paved patio provides space for outdoor seating, with established shrubs and planting beds, while the detached outbuilding is in the form of a single garage. The garden also benefits from an outside tap, is fully enclosed for privacy, and offers excellent potential for outdoor entertaining.

Directions

Leave our Church Street office and turn right, continue to Station Street, and onto Fen Road where the property can be located on the left-hand side. For satellite navigation, the property postcode is: PE12 8QA.

Council Tax

Band B ~ £1,746.23 - 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.

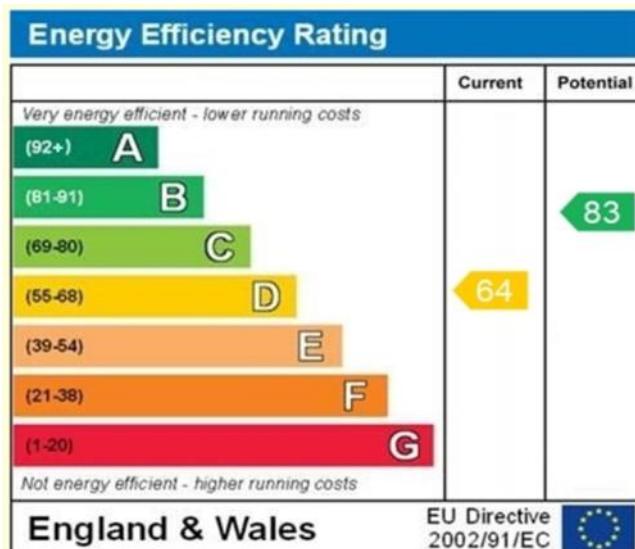
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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









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



**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

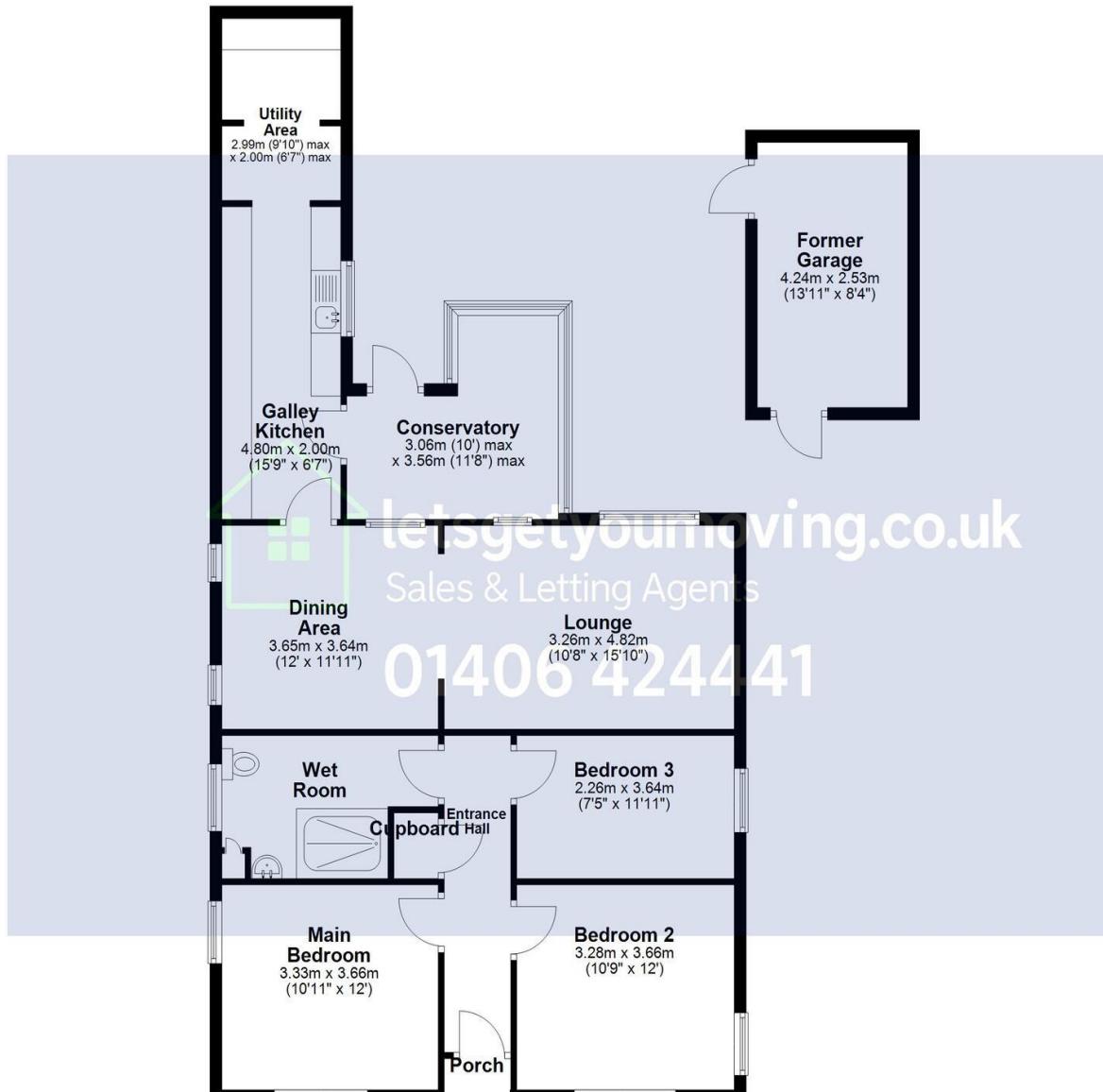
Energy Performance
Certificates (EPC)

RICS Valuations



Ground Floor

Approx. 112.3 sq. metres (1209.1 sq. feet)



Total area: approx. 112.3 sq. metres (1209.1 sq. feet)

letsgetyoumoving.co.uk
Sales & Letting Agents

01406 424441

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.....

