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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



# 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.**

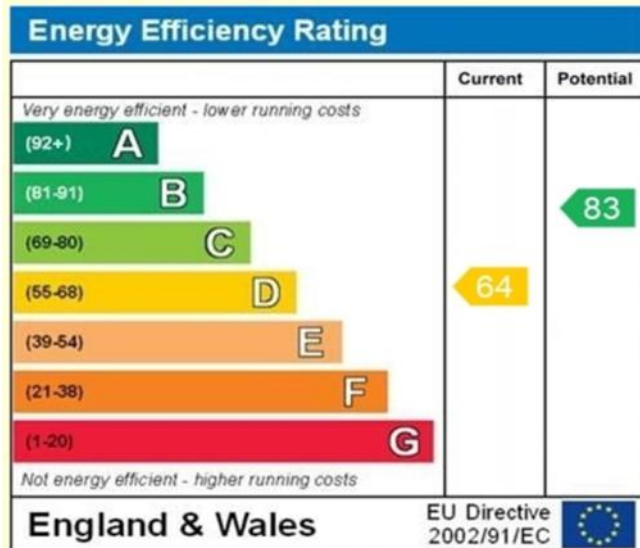
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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## Ground Floor

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



Total area: approx. 112.3 sq. metres (1209.1 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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A blue banner with a green and white '20' logo on the left, surrounded by confetti. Below the '20' is a green ribbon with '2006-2026' and 'YEARS OF GETTING IT RIGHT'. To the right, the text 'letsgetyoumoving.co.uk' is in white, followed by 'Customer focused since 2006' in green and 'give us a call anytime for your free valuation' in white. On the far right, a green button contains the phone number '01406 424441' in white.

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