

## 2 Littlebury Gardens, Holbeach, PE12 7ES

**£289,000**

- Immaculately presented three bedroom detached bungalow
- Peaceful cul-de-sac location in Littlebury Gardens, Holbeach
- Spacious and light-filled rooms throughout
- Stunning, landscaped garden with artificial lawn, patio seating, and pathways
- Abundance of vibrant plants and decorative borders offering year-round colour
- Ideal for low-maintenance outdoor living and entertaining
- No Chain



Immaculate Three Bedroom Detached Bungalow – Littlebury Gardens, Holbeach.

Tucked away in the peaceful and sought-after cul-de-sac of Littlebury Gardens, this beautifully presented three bedroom detached bungalow offers spacious, light-filled accommodation and is maintained to an exceptional standard throughout.

One of the standout features of this delightful home is the spectacular, meticulously landscaped garden – a true outdoor oasis. Bursting with colour and charm, it boasts vibrant planting, neatly edged pathways, lush artificial lawn, and elegant patio seating areas perfect for entertaining or relaxing. Every corner has been lovingly designed with texture, shape, and seasonal interest, creating a garden that is both low maintenance and endlessly impressive.

Inside, the bungalow features generously sized rooms, all finished to a high standard, offering comfort and practicality in equal measure. With a combination of space, style, and outdoor beauty, this property is perfect for those looking to enjoy tranquil living without compromising on quality.

#### Entrance Porch

UPVC door to front with side panel. Carpeted.

#### Entrance Hall 22'11" x 4'9" (7.00m x 1.47m)



Wooden door leading to hallway. Radiator. Loft access. Carpeted. Airing cupboard.

#### Lounge 14'8" x 11'8" (4.48m x 3.56m)



UPVC double glazed window to front. Electric fire with decorative marble surround. Radiator. Carpeted.



#### Kitchen 10'6" x 11'7" (3.21m x 3.55m)



UPVC double glazed window to side and wooden window to rear. Fitted with a matching range of



base and eye level units with worktop space over. Stainless steel sink unit with drainer and mixer tap. Tiled splash back. Integrated fridge. Fitted eye level oven and grill. Four ring gas hob. Radiator. Vinyl floor covering. Pull out larder. Breakfast bar.



#### Utility Room 5'4" x 11'7" (1.63m x 3.54m)



UPVC double glazed window to rear and door to garden. Full height storage cupboard with workspace over. Plumbing for washing machine. Space for freezer and tumble dryer. Extractor fan. Boiler cupboard with wall mounted gas boiler. Carpeted. Fully tiled walls.

#### Bedroom 1 11'8" x 11'8" (3.57m x 3.56m)



UPVC double glazed window to front. Radiator. Carpeted.



#### Bedroom 2 8'3" x 11'8" (2.52m x 3.56m)



UPVC double glazed window to side. Radiator. Carpeted.



### Bedroom 3 10'8" x 9'9" (3.26m x 2.98m)



UPVC double glazed window to rear. Radiator. Carpeted.

### Bathroom 5'4" x 6'8" (1.64m x 2.05m)



UPVC double glazed window to rear. Fitted with three piece suite comprising of a fully tiled shower enclosure with fitted mains shower and glass doors. Vanity wash hand basin. Fully tiled walls. Toilet. Extractor fan. Radiator. Vinyl flooring.



### Outside



Step into a truly enchanting outdoor retreat! This exceptional garden is a feast for the senses and a standout feature of the property. Expertly landscaped and lovingly maintained, it offers a harmonious blend of colour, texture, and structure that brings joy all year round.

Winding gravel-edged pathways lead you through beautifully arranged planting beds, brimming with lush shrubs, flowering perennials, and ornamental trees. The garden is a tapestry of vibrant greens, soft purples, and golden tones, offering interest and variety in every direction.

A neatly laid artificial lawn provides a practical yet picturesque touch, ideal for relaxing or entertaining, while multiple patio seating areas create perfect spots to soak up the sun or enjoy al fresco dining. Every inch of this space has been thoughtfully designed with low-maintenance ease in mind, without compromising on beauty or character.



Whether you're an avid gardener, a lover of outdoor living, or simply someone who appreciates a tranquil escape, this garden is nothing short of breathtaking—a true private sanctuary in the heart of Holbeach.



#### Garage 15'5" x 7'10" (4.72m x 2.40m)



Up and over vehicular door to front. Window to rear. Pedestrian door to side. Power and light connected.



#### Property Postcode

For location purposes the postcode of this property is: PE12 7ES

#### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

#### Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: Yes, 10 panels, owned by the property.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B89

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

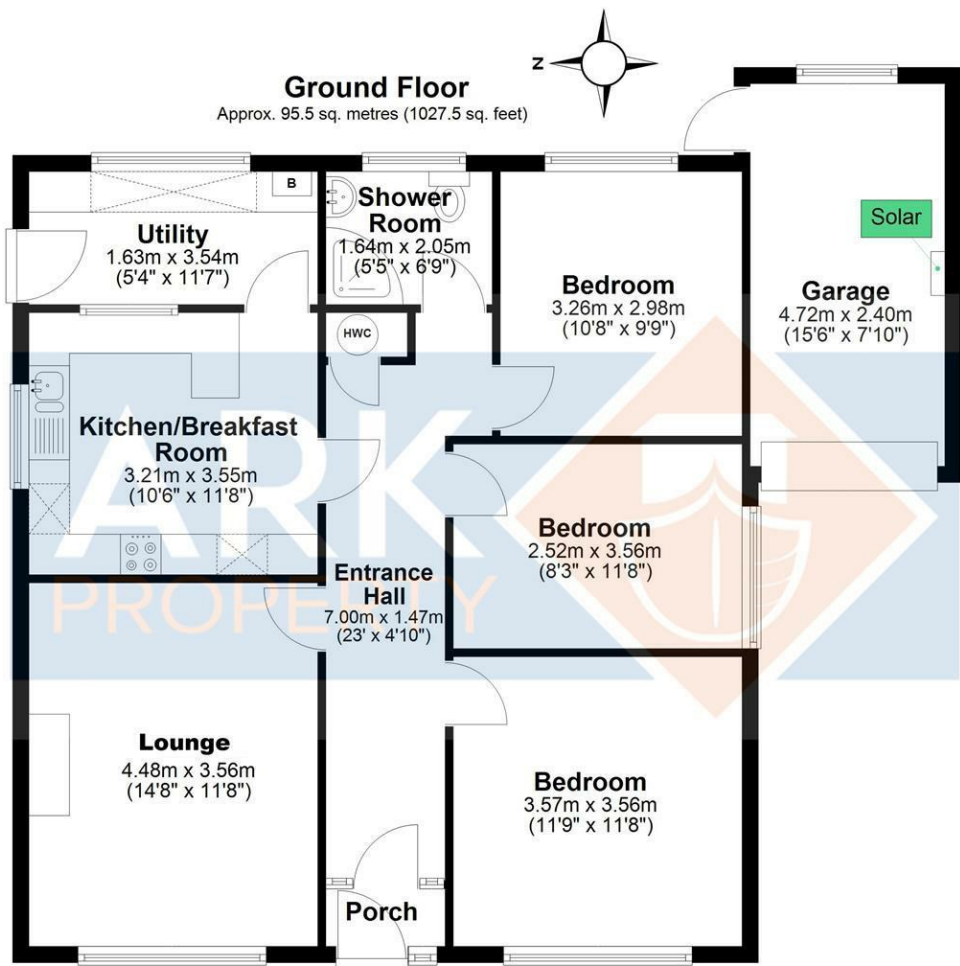








Floor Plan

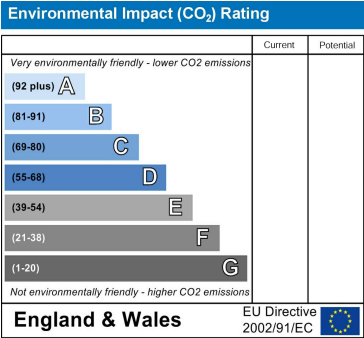
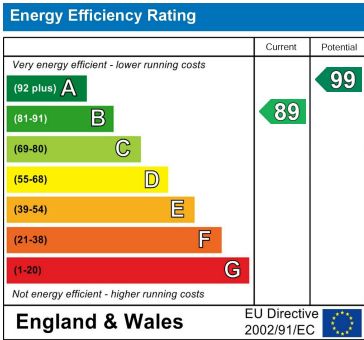


Total area: approx. 95.5 sq. metres (1027.5 sq. feet)

Area Map



Energy Efficiency Graph



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