



12 STUKELEY GARDENS

HOLBEACH, PE12 7ET

£264,950
FREEHOLD

A beautifully presented two-bedroom detached bungalow in a quiet Holbeach location. Updated throughout, the property features a spacious lounge, modern kitchen, dining room (formerly the garage), utility room, and a stylish bathroom. Outside boasts ample off-road parking, a large enclosed garden with patio, and a powered garden shed—perfect for storage or workshop use.

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- Detached two-bedroom bungalow in a quiet Holbeach location
- Spacious lounge with feature fireplace
- Modern kitchen with built-in electric hob
- Dining room created from garage conversion
- Two generously sized double bedrooms
- Stylish re-fitted bathroom
- Utility room with rear access
- Ample off-road parking to the front
- Large enclosed rear garden with patio and powered shed



About

Excellent Presented Detached Bungalow in a Quiet Holbeach Location

Offered for sale by Sedge Estate Agents, this beautifully maintained detached bungalow is located in a quiet and sought-after area of the South Lincolnshire market town of Holbeach.

This spacious home has been tastefully updated throughout and benefits from no onward chain, making it an ideal choice for a quick and stress-free move.

The accommodation comprises:

Entrance Hallway – with storage cupboard.

Bedroom One – 3.25m x 3.63m (10'8" x 11'11"), double bedroom with window to the front.

Bedroom Two – 3.30m x 2.77m (10'10" x 9'1"), further double room with window overlooking the rear garden.

Lounge – 3.84m x 3.86m (12'7" x 12'8"), with front-facing window and feature fireplace.

Dining Room – 4.78m x 2.67m (15'8" x 8'9"), created from the garage conversion, offering dual-aspect

windows and a generous open-plan feel.

Kitchen – 4.29m x 2.67m (14'1" x 8'9"), modern and well-equipped with a built-in electric hob and rear window.

Utility Room – 2.29m x 2.67m (7'6" x 8'9"), with windows to rear and side also having plumbing for washing machine and dishwasher, and external door to the garden.

Re-Fitted Bathroom – 2.54m x 1.91m (8'4" x 6'3"), with contemporary fittings and rear window.

Outside, the property offers ample off-road parking to the front, and to the rear you'll find a large, enclosed garden featuring a well-kept lawn, a generous patio area, and a large timber shed with electric supply—ideal as a workshop or additional storage.

This is a ready-to-move-into home in a quiet residential location, close to local amenities and transport links.

Early viewing is highly recommended – contact Sedge Estate Agents to arrange your appointment today.

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ADDITIONAL INFORMATION

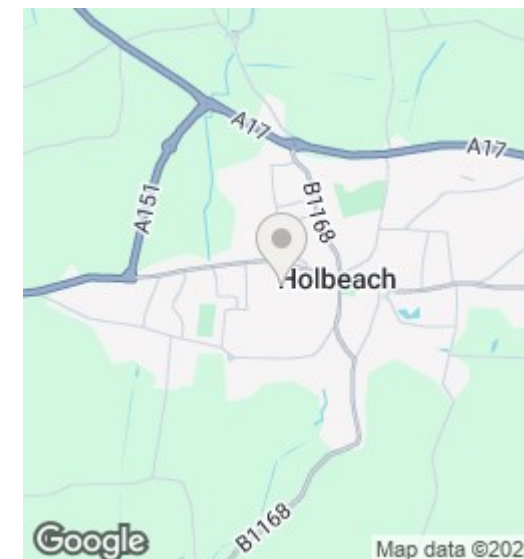
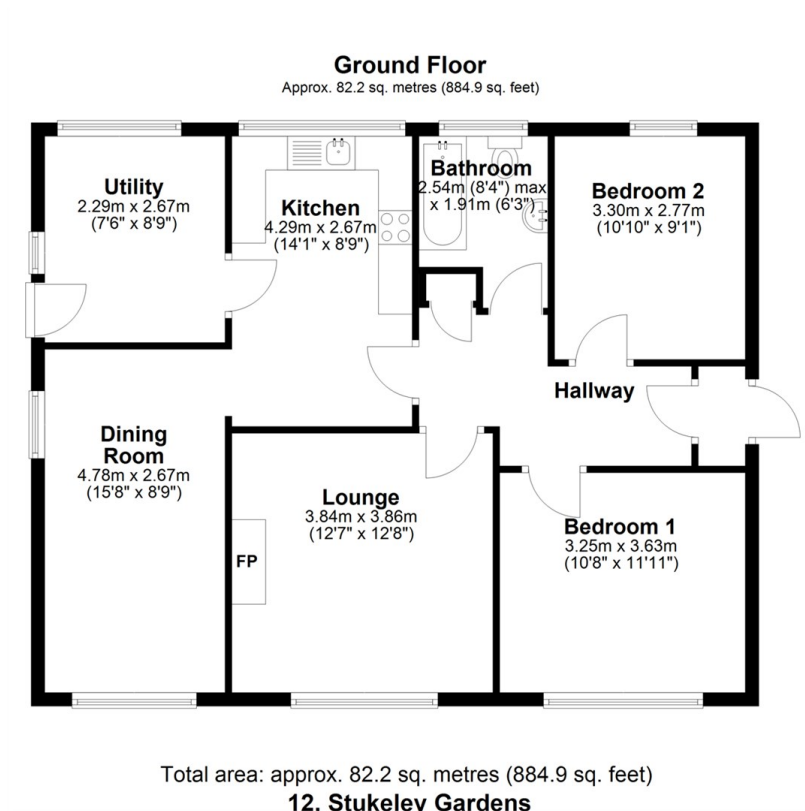
Local Authority – South Holland


Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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