



St Marks Road, Holbeach St Marks - £169,995

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 charming detached two-bedroom cottage in the village of Holbeach St Marks has been renovated to a very good standard, offering a blend of modern comfort and rustic charm. The property features a well-equipped kitchen, a lounge/diner, two double bedrooms, and a contemporary shower room. Outside, you'll find a small courtyard perfect for relaxing, and convenient parking at the front of the property. This cosy cottage is ideal for those seeking a peaceful village lifestyle with all the comforts of a modern home. Call us ANYTIME - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Kitchen 4.46m (14'8") x 2.49m (8'2")

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and mixer tap, wall mounted electric boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, fitted eye level electric fan assisted oven, built-in four ring halogen hob with extractor hood, microwave, PVCu double glazed window to front and side, radiator, vinyl floor covering, recessed ceiling spotlights, door to:

Lounge/Diner 4.45m (14'7") max x 3.17m (10'5") max

PVCu double glazed window to front and side, radiator, power point with USB ports, recessed ceiling spotlights, stairs to first floor landing.

First Floor Landing

Recessed ceiling spotlights, door to:

Main Bedroom 3.49m (11'5") x 2.70m (8'10")

PVCu double glazed window to side, radiator, power point with USB ports, recessed ceiling spotlights, door to:

Bedroom 2 3.20m (10'6") x 2.61m (8'7")

PVCu double glazed window to side, radiator, power point with USB ports, recessed ceiling spotlights.

Shower Room

Fitted with three-piece suite comprising shower enclosure with fitted electric shower and glass door, vanity wash hand basin with base cupboard, WC with hidden cistern, aqua boarding surrounds, PVCu double glazed window to side, radiator, vinyl floor covering, power point with USB ports, recessed ceiling spotlights.

Outside

The property is open plan, providing off-road parking, and an enclosed low maintenance small rear courtyard.

Directions

Leave our Church Street office and proceed over the traffic lights onto Boston Road South. At the roundabout head over onto Boston Road North. At the T-junction turn right onto Washway Road. Upon reaching Holbeach Bank turn left into Star Lane then at the junction turn right onto Roman Bank. Proceed along and just outside the village turn left onto Middle Marsh Road. Continue along to the end of the road, turn left where the property can be located on the left-hand side. For satellite navigation, the property postcode is: PE12 8DZ.

Council Tax Band – TBC

EPC – TBC

Agent notes The property does have low ceilings and also operates on a private drainage system.

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 through 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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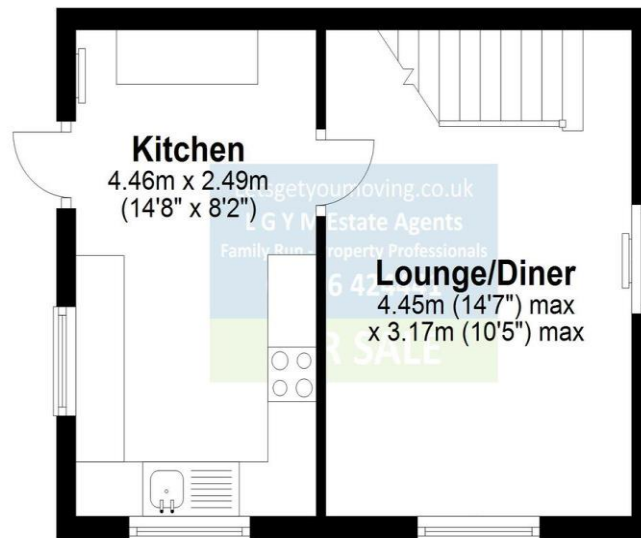




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

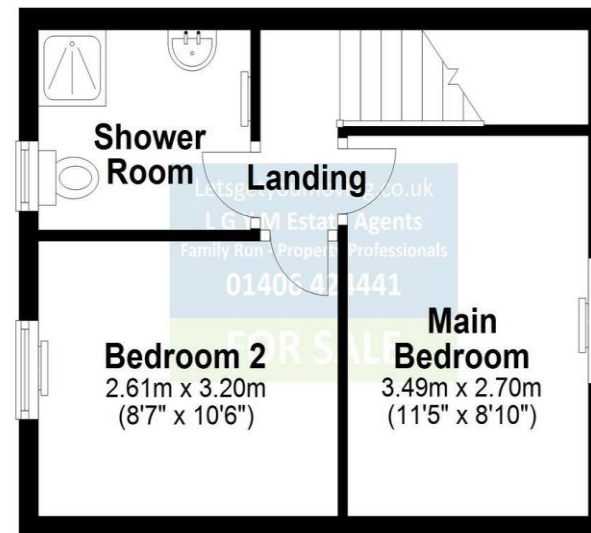
Ground Floor

Approx. 25.7 sq. metres (276.2 sq. feet)



First Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



Total area: approx. 52.1 sq. metres (561.0 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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The advertisement features a warm, golden-hour photograph of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. To her left, several large cardboard boxes are stacked. In the background, a woman and a man are walking towards the camera, each carrying a box. They are standing in a doorway, looking out onto a bright, sunny day. The overall atmosphere is one of excitement and a fresh start.