



Lapwater Lane, Holbeach St Marks £199,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Situated in the Fenland village of Holbeach St Marks, this three-bedroom semi-detached property offers the perfect blend of comfort and practicality. Tucked away in a cul-de-sac, it features an east-facing garden, ideal for enjoying the morning sun. Inside, the house includes an entrance hall, a spacious lounge, a kitchen/diner, a convenient utility/WC, three bedrooms along with a shower room. The exterior boasts excellent off-road parking to the front and side, an enclosed rear garden laid to lawn with a patio area, and a garden store with power and lighting. To complete the package, a garage/workshop adds flexibility for storage or hobbies.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double-glazed entrance door to:

Entrance Hall

Stairs to first floor landing, door to:

Lounge 5.00m (16'5") x 3.48m (11'5")

PVCu double-glazed window to rear, PVCu double-glazed window to front, fireplace with multi fuel burner set in chimney breast with a decorative wooden surround, electric panel heater, telephone point/broadband point, TV point, door to:

Kitchen Area 4.28m (14'1") max x 2.48m (8'2") max

Fitted with a matching range of base units with worktop space over, 1 1/4 bowl composite sink unit with single drainer and mixer tap, space for fridge/freezer, built-in eye level electric fan assisted double oven, built-in four ring halogen hob with extractor hood, built-in microwave, PVCu double-glazed windows to both rear and side, storage cupboard, laminate flooring, open plan to:

Dining Area 1.91m (6'3") x 1.51m (4'11")

PVCu double-glazed window to front, laminate flooring, sliding door to:

Utility/WC 1.51m (4'11") x 0.84m (2'9")

Base units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, PVCu double-glazed window to side, vinyl floor covering, close coupled WC.

First Floor Landing

PVCu double-glazed window to rear, electric panel heater, coving to ceiling, door to:

Main Bedroom 3.37m (11'1") max x 3.15m (10'4")

PVCu double-glazed window to front, electric panel heater.

Bedroom 2 3.46m (11'4") max x 3.25m (10'8") max

PVCu opaque double-glazed window to front, electric panel heater, airing cupboard housing, hot water cylinder.

Bedroom 3 2.67m (8'9") x 2.64m (8'8")

PVCu double-glazed window to rear, electric panel heater, access to part boarded insulated loft space.

Shower Room

Fitted with three-piece suite comprising tiled shower enclosure with fitted electric shower and glass doors, vanity wash hand basin with drawers, close coupled WC, PVCu opaque double-glazed window to rear, electric heated towel rail, vinyl floor covering.

Garage 5.81m (19'1") x 4.37m (14'4")

Detached brick-built garage/workshop with personal door, power and light connected, single-glazed window to side, double entrance doors to front.

Storeroom

Brick built storeroom PVCu double-glazed window to side, single glazed window to rear, power and light connected.

Outside

The property is enclosed with a five-bar gate and wood panel fencing, with gravel driveway providing generous off-road parking leading to the detached garage/workshop. Hand-gate leading to the enclosed rear garden with wood panel fencing and hedging, mainly laid to lawn, patio area, east facing garden, outside lighting.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South. At the roundabout head over onto Boston Road North. At the T-junction turn right onto Wash Way Road. Upon reaching Holbeach Bank turn left onto Star Lane then at the junction right onto Roman Bank. Proceed along and just outside the village turn left onto Middle Marsh Road. Continue along to Holbeach St Marks taking the left turn onto Lincoln Lane then at the junction head over the junction onto Lapwater Lane, take your first right where the property can be located at the bottom of the Cul-De-Sac on the right. For satellite navigation, the property postcode is: PE12 8ET.

Council Tax

Band A - £ TBC. April 2025 to March 2026, South Holland District Council.

EPC - E

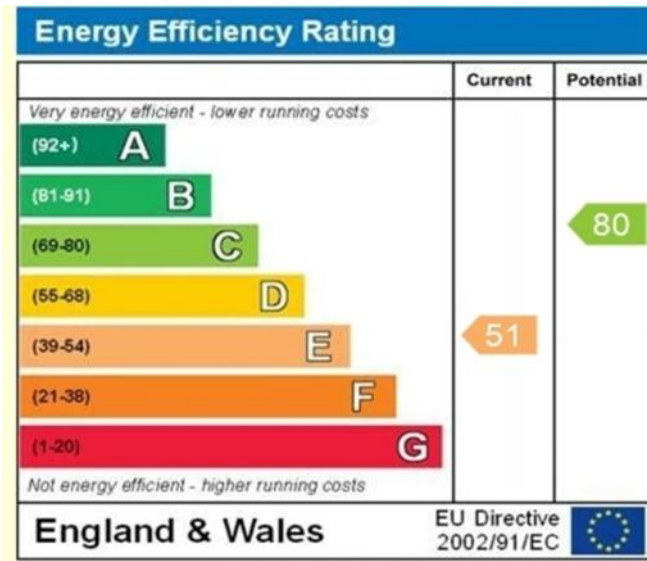
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

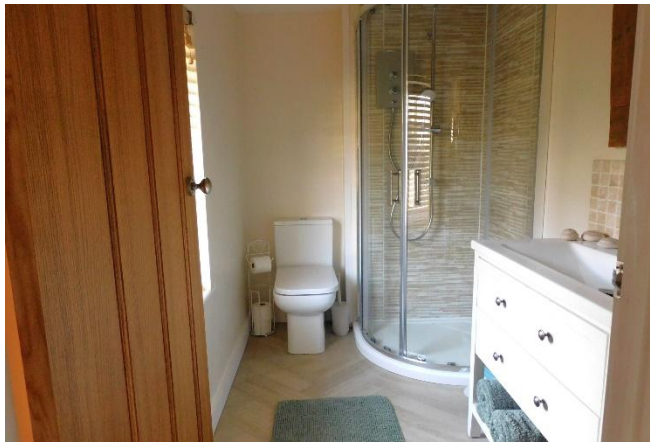
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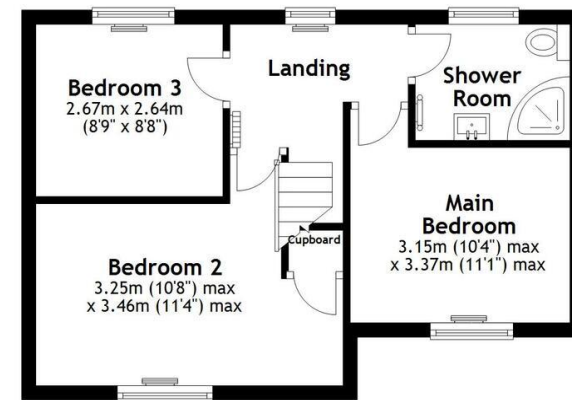
Ground Floor

Approx. 71.7 sq. metres (771.4 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



Total area: approx. 108.5 sq. metres (1168.0 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. In the background, a woman and a man are walking through a doorway, each carrying a large cardboard box. To the left of the doorway, several more cardboard boxes are stacked. The overall atmosphere is bright and positive, suggesting a successful move.