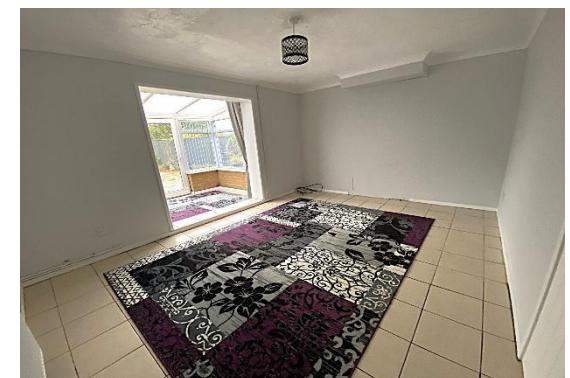


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Sales & Letting Agents



## Marshland Drive, Holbeach £159,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: [info@letsgetyoumoving.co.uk](mailto:info@letsgetyoumoving.co.uk) [www.letsgetyoumoving.co.uk](http://www.letsgetyoumoving.co.uk)

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**This two-bedroom semi-detached starter home in Holbeach is offered with no onward chain and is conveniently located within walking distance of the town centre and local amenities. The property boasts generous living space, including two conservatories, off-road parking, and a private rear garden, ideal for first-time buyers or investors. Call us ANYTIME to book your viewing - 01406 424441.**

**Accommodation Comprises:**

Composite entrance door to:

Entrance Hall

Radiator, ceramic tiled flooring, coving to textured ceiling with smoke detector, stairs to first floor landing with under-stairs storage cupboard door to:

Kitchen 3.80m (12'6") x 2.66m (8'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled surround, space for fridge/freezer, automatic washing machine, fitted electric cooker with double oven, built-in four ring halogen hob, PVCu double glazed window to front, ceramic tiled flooring, coving to textured ceiling, open plan to:

Conservatory/Dining Area 3.16m (10'4") x 2.74m (9'0")

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power connected, ceramic tiled flooring, PVCu double glazed entrance door to garden.

Lounge 4.58m (15') x 3.55m (11'8")

Ceramic tiled flooring, TV point, broadband point, satellite points, central heating thermostat, coving to textured ceiling, open plan to:

Conservatory 3.23m (10'7") x 2.12m (6'11")

Half brick and uPVC double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, radiator, PVCu double glazed patio door to garden.

First Floor Landing

Storage cupboard with shelving, coving to textured ceiling, access to insulated loft space, door to:

Main Bedroom 3.61m (11'10") min x 3.53m (11'7")

PVCu double glazed window to front, radiator, telephone point, coving to textured ceiling.

Bedroom 2 3.14m (10'4") x 2.55m (8'4")

PVCu double glazed window to rear, radiator, coving to textured ceiling.

#### Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent mains shower and glass screen, pedestal wash hand basin and close coupled WC, part ceramic tiled walls, extractor fan, PVCu opaque double glazed window to rear, heated towel rail, vinyl floor covering, coving to textured ceiling.

#### Outside

The property features an open-plan layout with a low-maintenance gravel area providing ample parking to both the side and front. A hand gate leads to the enclosed rear garden, which is fully paved for easy upkeep. The garden is bordered by wood panel fencing, offering privacy and added security. Additional exterior benefits include an outside tap and lighting, enhancing convenience and usability.

#### Directions

Turning left from our Church Street office, head over far right onto Park Road. Continue along past the park turning right into Park Lane, then right onto Battlefields Lane South. Take the right turn on to Stockmans Avenue then left into Marshlands Drive where the property can also be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7QW.

#### Council Tax

Band A ~ £1,496.77 from 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.**

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.

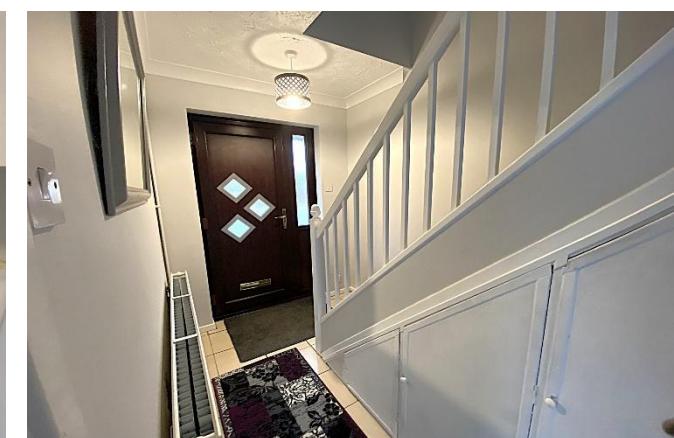
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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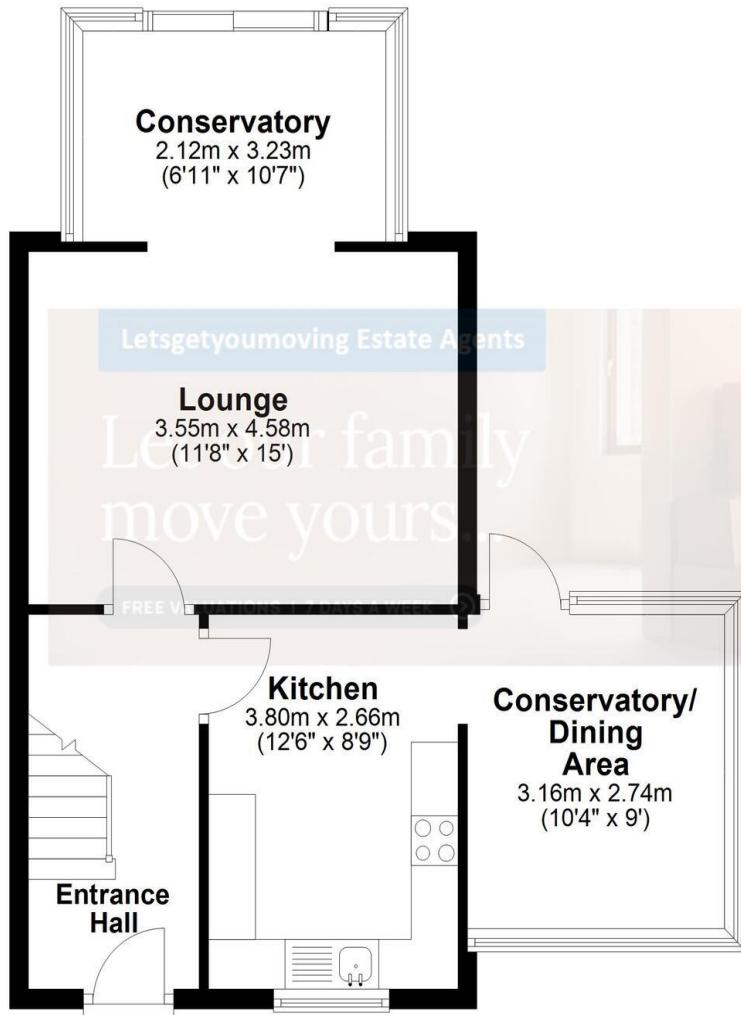
## **INSURANCE THAT'S ON YOUR DOORSTEP**

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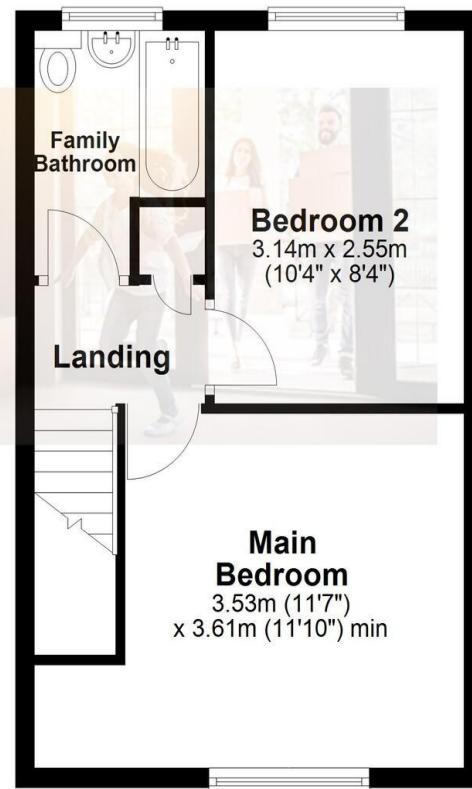
## Ground Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 82.1 sq. metres (883.8 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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