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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



Marshland Drive, Holbeach £144,995

🏠 ✨ Fantastic first time buy or investment opportunity! Well-presented two bedroom home with spacious lounge 🛋️, kitchen/diner 🍳, enclosed low maintenance garden 🌿, timber shed and gated rear access, all positioned within a popular Holbeach location close to local amenities. Viewing highly recommended! 🗝️ 📞

Positioned within a pleasant residential setting, this attractive home enjoys a welcoming frontage with lawned gardens and mature shrubbery 🌳 creating excellent curb appeal from the moment you arrive. A pathway leads to the covered entrance porch, while internally the property offers well-presented accommodation comprising an entrance opening into a spacious lounge 🛋️ with stairs to the first floor and access through to the kitchen/diner 🍳 overlooking the rear garden. To the first floor, there are two bedrooms 🛏️ together with a family bathroom 🚿 accessed from the landing. Outside, the enclosed rear garden has been designed for low maintenance living 🌿, featuring a patio seating area ideal for relaxing and entertaining, leading onto a lawned section with stepping stone pathway, established trees and shrubs, timber garden shed and gated rear access, all enclosed by timber fencing for added privacy. 🗝️ Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!

- ★ Spacious lounge with garden outlook
- ★ Kitchen/diner perfect for everyday living 🍳
- ★ Low maintenance enclosed rear garden 🌿
- ★ Two bedrooms & family bathroom 🛏️ 🚿

Accommodation Comprises:

PVCu double glazed entrance door to:

Lounge 4.90m (16'1") x 3.37m (11'1")

PVCu double glazed window to front, radiator, telephone point, TV point, satellite point, phone point, coving to textured ceiling, stairs to first floor landing, door to:

Kitchen/Diner 3.37m (11'1") x 3.37m (11'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, fitted fridge/freezer, gas cooker with built-in four ring gas hob, PVCu double glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling, PVCu double glazed entrance door to garden.

First Floor Landing

Radiator, coving to textured ceiling, boiler cupboard housing wall mounted gas boiler serving hot water and heating, linen shelving.

Main Bedroom 3.38m (11'1") x 2.98m (9'9")

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

Bedroom 2 3.37m (11'1") x 1.91m (6'3")

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

Family Room 2.39m (7'10") x 1.38m (4'6")

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

Outside 🌿 🏠

Set back from the road behind a neatly lawned frontage with mature shrubs and planting 🌳 🌸 , the property enjoys an attractive and welcoming approach with pathway leading to the covered entrance porch. Occupying a pleasant position, the front aspect has been designed for easy maintenance while still offering excellent curb appeal. To the rear, the enclosed garden provides a lovely outdoor space for relaxing and entertaining ☀️ 🍷 , featuring a paved patio seating area leading onto a lawned garden with steppingstone pathway, established trees and colorful shrubs. Fully enclosed by timber fencing for privacy 🗝️ , the garden also benefits from a timber garden shed and convenient gated rear access.

Directions

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

Council Tax

Band A ~ £1,553.68 from April 2026 to March 2027, 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.

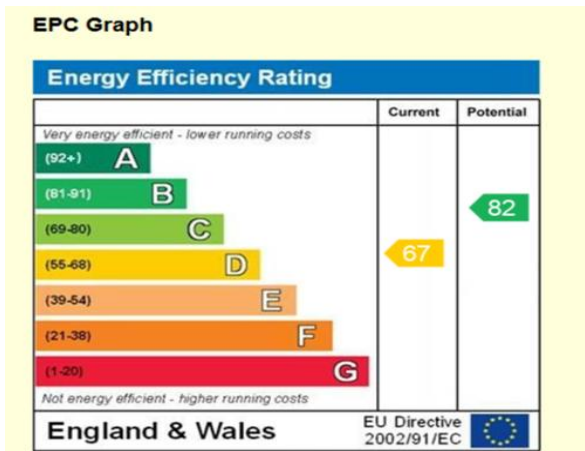
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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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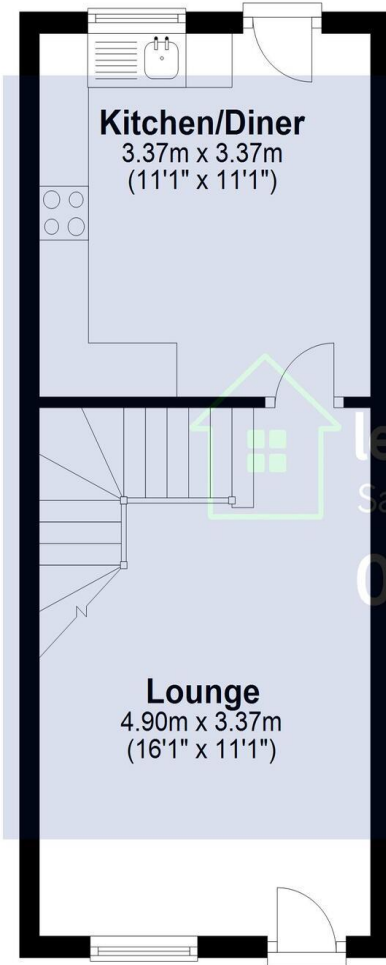
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Ground Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



Total area: approx. 57.7 sq. metres (621.1 sq. feet)

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Disclaimer

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

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The banner features a dark blue background with a green and white confetti effect. On the left, a large green '20' is displayed with a ribbon below it containing the years '2006-2026' and the text 'YEARS OF GETTING IT RIGHT'. On the right, the website URL 'letsgetyoumoving.co.uk' is shown above the text 'Customer focused since 2006' and 'give us a call anytime for your free valuation'. A green button with the phone number '01406 424441' is positioned on the far right.