



14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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

Marshlands Drive, Holbeach £224,995

 A GARDEN MADE FOR ENTERTAINING, GENEROUS PARKING AND SPACE FOR FAMILY LIFE! This beautifully presented three-bedroom semi-detached home on Marshlands Drive, Holbeach, offers an appealing combination of versatile accommodation and superb outdoor space. Set back from the road behind a generous, gravelled driveway with parking for multiple vehicles.

Marshlands Drive, Holbeach, Lincolnshire, PE12 7QW

Set back from the road, this attractive three-bedroom semi-detached home combines beautifully presented interiors with versatile family living space and a delightful landscaped garden . A generous gravelled driveway, framed by fencing and a brick boundary wall, provides excellent off-road parking . Inside, the welcoming entrance hall leads to a comfortable lounge with a feature fireplace, complemented by a modern fitted kitchen with wood-effect worktops, a conservatory and a flexible utility/family room. Three bedrooms and a family bathroom complete the accommodation. Outside, the enclosed rear garden offers a well-maintained lawn, colourful established borders and paved seating areas, while a substantial timber gazebo creates an inviting setting for outdoor dining and entertaining .

 Three-bedroom semi-detached home with well-presented, versatile accommodation.

 Comfortable lounge with feature fireplace and a modern fitted kitchen.

 Conservatory and flexible utility/family room.

 Generous driveway parking and landscaped rear garden with timber gazebo and shed.

 Call us ANYTIME 01406 424441.

Let our family move yours 

Accommodation Comprises:

PVCu double glazed entrance door to:

Porch 1.67m (5'6") x 1.45m (4'9")

Vinyl floor covering, door to:

Entrance Hall 3.91m (12'10") x 1.96m (6'5")

Radiator, Karndean flooring, coving to textured ceiling with smoke detector, stairs to first floor landing, door to:

Lounge 3.46m (11'4") x 3.28m (10'9")

PVCu double glazed window to front, wall mounted electric fire with wooden surround, Karndean flooring, TV point, broadband point, dado rail, coving to textured ceiling, open plan to dining area.

Dining Area 3.56m (11'8") x 2.72m (8'11")

Karndean flooring, dado rail, coving to textured ceiling, air-con unit, French doors to:

Kitchen 3.46m (11'4") x 2.52m (8'3")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap and tiled surround, integrated washing machine, fitted electric fan assisted oven, built-in five ring gas hob with extractor hood, PVCu double glazed window to rear, laminate tiled flooring, coving to textured ceiling, door to:

Utility / Family Room 4.36m (14'3") x 2.90m (9'6")

With worktop space over, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, PVCu double glazed window to side to rear, two windows to side, Karndean flooring with recessed ceiling spotlights, PVCu double glazed French doors to side.

First floor Landing

PVCu double glazed window to side, coving to textured ceiling, access to part boarded double insulated loft space, door.

Main Bedroom 3.45m (11'4") x 3.37m (11'1") max

PVCu double glazed window to rear, radiator, laminate tiled flooring, coving to textured ceiling, door to:

Bedroom 2 3.52m (11'7") x 2.69m (8'10")

PVCu double glazed window to front, double wardrobe with full-length mirrored sliding door, hanging rail and shelving, radiator, vinyl floor covering, coving to textured ceiling.

Bedroom 3 2.60m (8'6") x 2.41m (7'11")

PVCu double glazed window to front, radiator, vinyl floor covering, coving to textured ceiling.

Family Bathroom

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

Outside

Set back from the road, the property enjoys a generous, gravelled driveway providing ample off-road parking for multiple vehicles 🚗. To the rear, the beautifully landscaped garden offers an inviting blend of lawn, colourful established borders and spacious paved patios, with plenty of room to relax, dine and entertain 🌿. A substantial timber gazebo creates a sheltered setting for gatherings with family and friends, while additional seating areas offer quieter spots to unwind ☀️. Useful timber garden stores provide practical storage, and the conservatory enjoys lovely views across this thoughtfully arranged outdoor space 🏡.

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 onto Stockman's 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 ~£1,553.68 from April 2026 to March 2027, South Holland District Council.

EPC ~ TBA

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.

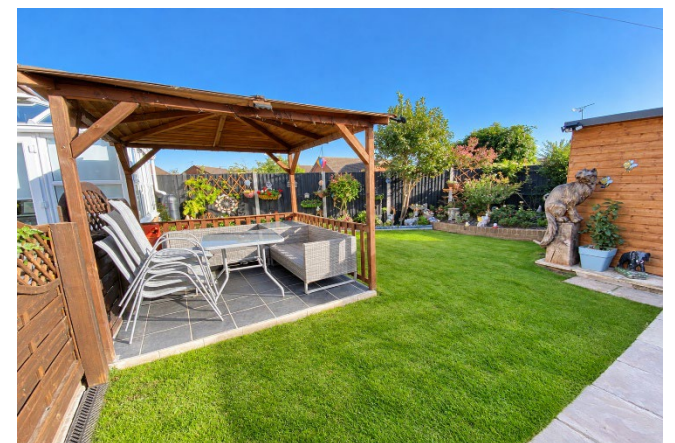
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.







letsgetyoumoving.co.uk
Sales & Letting Agents

20

2006-2026

NEED MORTGAGE ADVICE?

WHOLE OF MARKET
Access to lenders across the market

FRIENDLY TEAM
Our experienced team are here to help

ALL MORTGAGE TYPES
First time buyers, remortgages, buy to let & more

FREE ADVICE
No obligation, just expert guidance

CALL TODAY FOR YOUR FREE ADVICE!

01406 424441

EXPERT SUPPORT | SAFE & SECURE | ALL MORTGAGE TYPES | FIRST TIME BUYERS

PROUDLY BASED IN HOLBEACH

letsgetyoumoving.co.uk
Sales & Letting Agents

CONVEYANCING

QUOTES

BEST OF BOTH WORLDS

MODERN ONLINE DIGITAL SERVICES
Perfect for your busy lifestyle

- ✓ Convenient 24/7 access
- ✓ Secure digital process
- ✓ Fast & efficient

OR

TRADITIONAL SERVICE
Our trusted teams here in Holbeach

- ✓ Personal, face-to-face support
- ✓ Expert local knowledge
- ✓ Always here when you need us

CALL NOW FOR A FREE QUOTATION ON YOUR LEGAL WORK

01406 424441

EXPERT LEGAL SUPPORT | SAFE & SECURE | RESIDENTIAL CONVEYANCING | BUYING • SELLING • REMORTGAGING

PROUDLY BASED IN HOLBEACH

letsgetyoumoving.co.uk
Sales & Letting Agents

PROPERTY SURVEYS & VALUATIONS

Trusted local professionals we recommend

LEVEL 2 RICS HOME SURVEY
Detailed condition report before you buy

NEW BUILD SNAGGING SURVEY
Identify defects before you complete

EPC CERTIFICATION
Energy Performance Certificates for selling or letting

RICS VALUATIONS
Independent property valuations

CALL US ANYTIME for a quote - 01406 424441

Evenings & weekends available

#Holbeach #PE12 #Letsgetyoumoving #PropertyAdvice
#RICSSurvey #HomeSurvey #HouseBuying #HolbeachProperty

DERVENSURE
INSURANCE BROKERS LTD

INSURANCE THAT'S ON YOUR DOORSTEP
LOCAL • TRUSTED • RELIABLE

LOCAL INSURANCE

BROKER YOU CAN TRUST

POP IN OR CALL THE TEAM AT DERVENSURE

HOME & CONTENTS INSURANCE
Protect what matters most

CAR INSURANCE
Cover for every journey

TRAVEL INSURANCE
Peace of mind wherever you go

BUSINESS INSURANCE
Supporting local businesses

SUPPORTING THE HIGH STREET

44 HIGH STREET
HOLBEACH
SPALDING PE12 7ED

01406 423340

POP IN TO OUR OFFICE OR GIVE US A CALL TODAY!

TRUSTED LOCAL BROKER | PERSONAL SERVICE | EXPERT ADVICE | WE'RE HERE FOR YOU

LOCAL PEOPLE • LOCAL BUSINESS • LOCAL SUPPORT

HOUSE CLEARANCE

SERVICES

FROM WHOLE HOUSE TO GARAGE!

NO JOB TOO BIG OR SMALL

- ✓ We handle clearances of any size
- ✓ From single items to full property clearances
- ✓ Houses, flats, garages, sheds & more

&

RELIABLE & PROFESSIONAL

- ✓ Competitive prices
- ✓ Waste disposal licenced
- ✓ Environmentally responsible
- ✓ Fast, friendly & reliable service you can trust

CALL US TODAY FOR A FREE, NO OBLIGATION QUOTE!

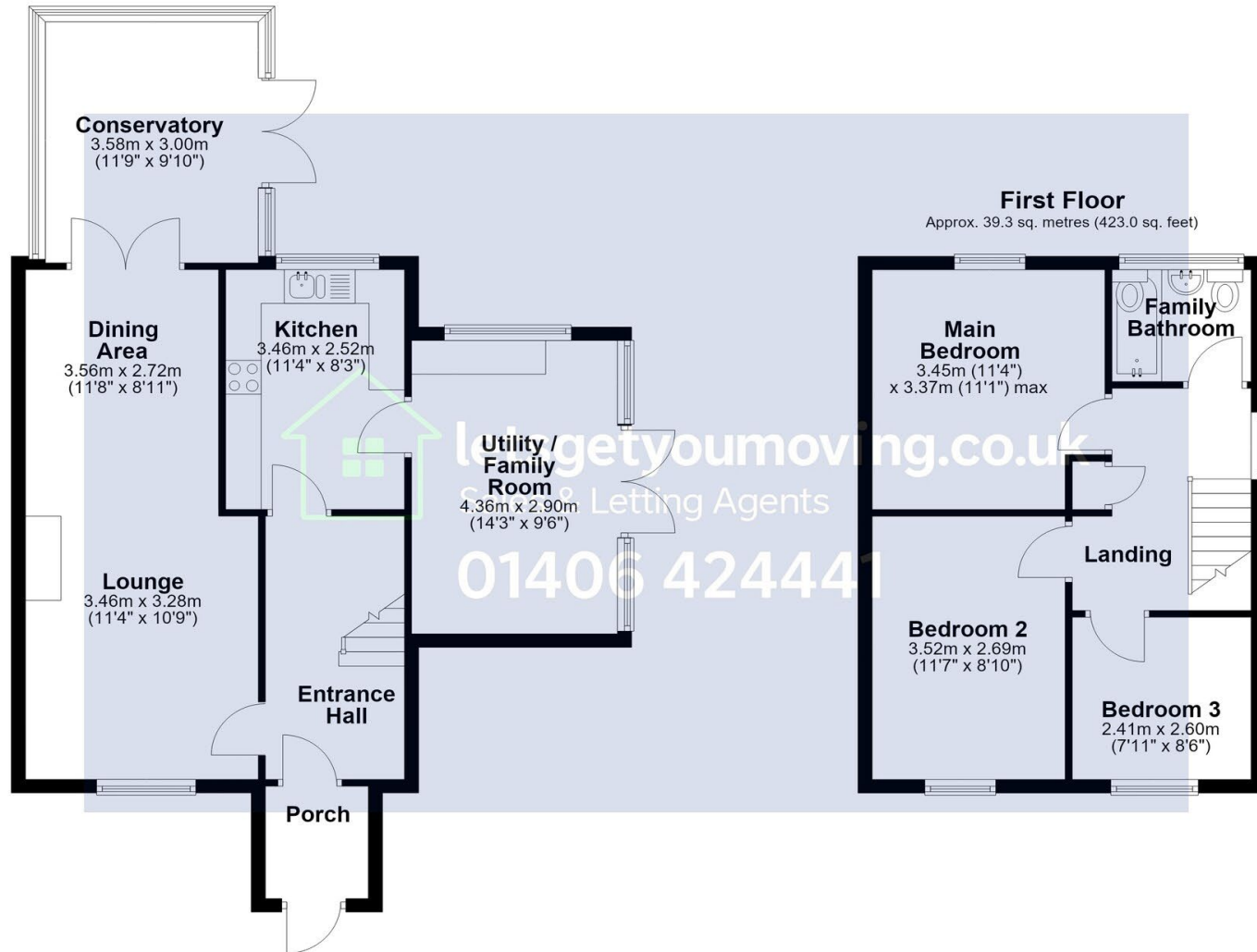
01406 424441

COMPETITIVE PRICES | WASTE DISPOSAL LICENCED | RELIABLE SERVICE | FROM WHOLE HOUSE TO GARAGE!

SERVING YOUR LOCAL AREA

Ground Floor

Approx. 65.4 sq. metres (703.6 sq. feet)



Total area: approx. 104.7 sq. metres (1126.6 sq. feet)

Disclaimer

property doesn't stop at 5pm!

 YOUR LOCAL PROPERTY EXPERTS – LET OUR FAMILY MOVE YOURS!

With over 33 years of industry experience, we combine traditional family values, exceptional personal service and cutting-edge digital marketing to deliver results.

YOUR PROPERTY DESERVES MAXIMUM EXPOSURE!

 MAJOR PROPERTY PORTALS – Rightmove, Zoopla, OnTheMarket, PrimeLocation and our own digital Property Hub.

 STANDOUT MARKETING – Professional photography, full-colour brochures, FREE floor plans, drone photography options and enhanced digital advertising.

 PERSONAL SERVICE – A dedicated, experienced team, proactive communication and regular marketing updates.

 COMPLETE PROPERTY SERVICES – Residential sales, lettings, tenant finding, full property management, EPCs and access to mortgage advisers, solicitors, surveyors and removal services.

 SMARTER PROPERTY SEARCHING – Our digital Property Hub and Benji property assistant make searching, enquiring and booking viewings easier than ever.

THINKING OF SELLING? MAKE YOUR NEXT MOVE COUNT!

Does your estate agent include a professional floor plan FREE of charge? WE DO!

With our NO SALE, NO FEE approach, outstanding local knowledge and powerful digital marketing, we'll work hard to achieve the best possible result for your property.

 CALL US ANYTIME – 01406 424441

 DOWNLOAD OUR APP – PROPERTY IN YOUR POCKET!

Your next move is just a tap away! Search the latest properties, book viewings, request a valuation and contact our team, all from your phone.

Property in your pocket, wherever you are, whenever you need us!

 www.letsgetyoumoving.co.uk/app

Lets Get You Moving – Let our family move yours 

PROPERTY INFORMATION: All particulars are provided as a general guide and do not form part of any offer or contract. Measurements, descriptions and other information should be independently verified by prospective purchasers. Services, appliances and installations have not been tested unless expressly stated. All viewings are subject to prior appointment and availability.



 **Lets Get You Moving**
SALES & LETTINGS EXPERTS
INDEPENDENT ESTATE AGENTS • ESTABLISHED 2006

 Call Anytime
Evenings & Weekends
01406 424441

 Open 7 Days
a Week

20
2006 - 2026

**YEARS OF
GETTING IT RIGHT**
Local Experts. Proven Results.

 letsgetyoumoving.co.uk

 **FREE VALUATION >**

 Lets Get You Moving
Sales & Letting Agents
FOR SALE
01406 424441