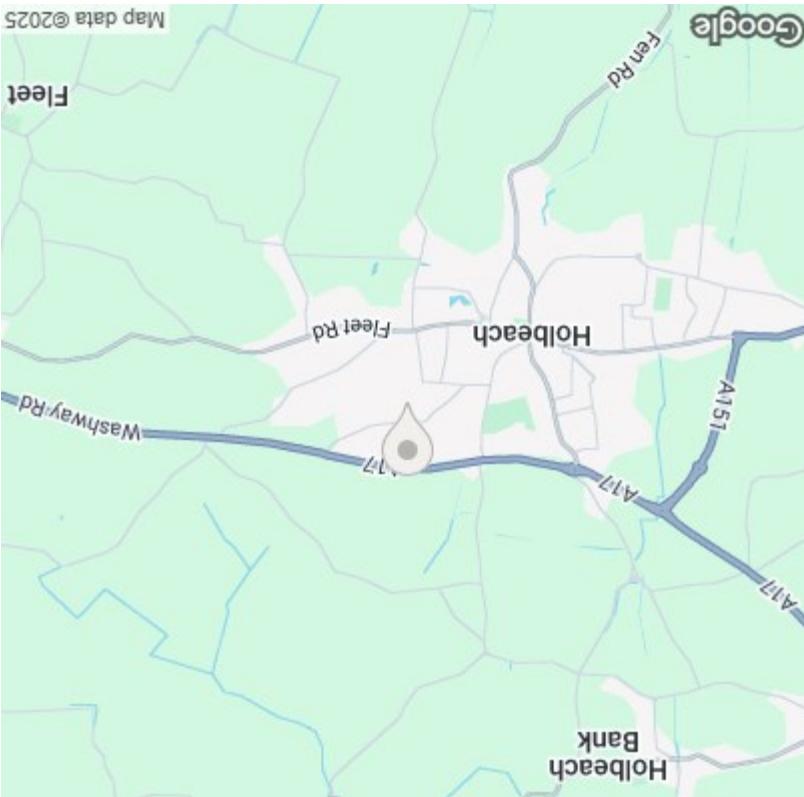


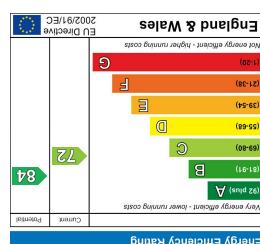
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.gov.uk/residents/housing-selective-licensing>

Discriminatory notices and specific regulations have not been tested. Neither has the Agent checked legal documentation to verify the validity of any statement of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fixtures have not been tested. All descriptions and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

### Energy Efficiency Graph



Area Map



Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing or for further information.

### Viewing



Floor Plan



# Marshlands Drive

Holbeach, Spalding, PE12 7QQ

Immaculate three-bedroom detached home on Marshlands Drive, Holbeach, close to the town centre. Features include a modern kitchen with breakfast bar, separate dining room, lounge with French doors, and a conservatory. Upstairs offers three bedrooms and a contemporary bathroom. Outside benefits from a driveway, large garage, and landscaped garden with patio and summer house with hot tub. Perfect for families and entertaining.

Nestled on Marshlands Drive in the charming town of Holbeach, this immaculate three-bedroom detached house presents an exceptional opportunity for those seeking a stylish and comfortable home. With its prime location, the property is conveniently situated within easy reach of the town centre, making it ideal for both families and professionals alike. Upon entering, you will be greeted by a well-designed layout that flows seamlessly from room to room. The modern kitchen is equipped with integrated appliances and features a delightful breakfast bar, perfect for casual dining. Adjacent to the kitchen, the separate dining room provides an elegant space for entertaining guests. The spacious lounge, enhanced by French doors, opens directly to the garden, allowing for an abundance of natural light and a lovely view of the outdoor space. Additionally, a bright conservatory offers a tranquil spot to relax and enjoy the surrounding greenery. The first floor comprises three well-proportioned bedrooms, each designed to provide comfort and privacy. The contemporary bathroom is a standout feature, boasting a freestanding bath and a separate shower, catering to all your relaxation needs. Outside, the property does not disappoint. A generous driveway provides ample parking, complemented by a large garage for additional storage. The beautifully landscaped rear garden is a true oasis, featuring a patio area, mature planting, and a versatile summer house complete with a hot tub, perfect for unwinding after a long day. This home is ideal for those who appreciate a well-presented property with excellent outdoor space, making it a perfect choice for family living or entertaining. Don't miss the chance to make this delightful house your new home.

**Kitchen**  
292 x 3.10 (9'6" x 10'2")

**Dining Room**  
231 x 3.12 (7'6" x 10'2")

**Lounge**  
54.0 x 3.31 (17'8" x 10'10")

**Conservatory**  
4.28 x 2.25 (14'0" x 7'4")

**Landing**  
1.84 x 1.88 (6'0" x 6'2")

**Master Bedroom**  
2.33 x 3.33 (7'7" x 10'11")

**Bedroom Two**  
290 x 3.12 (9'6" x 10'2")

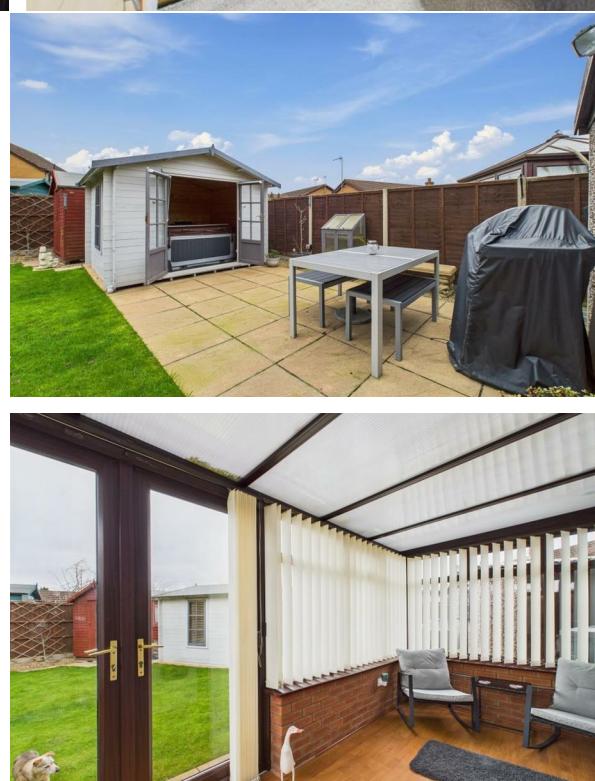
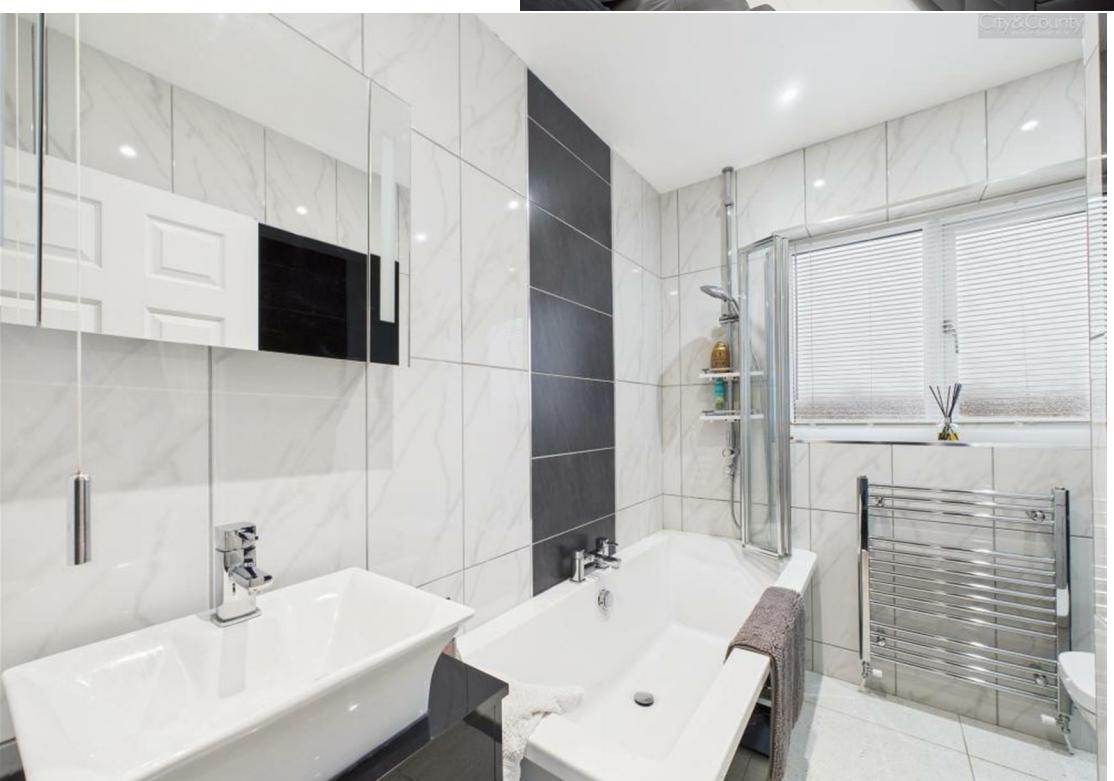
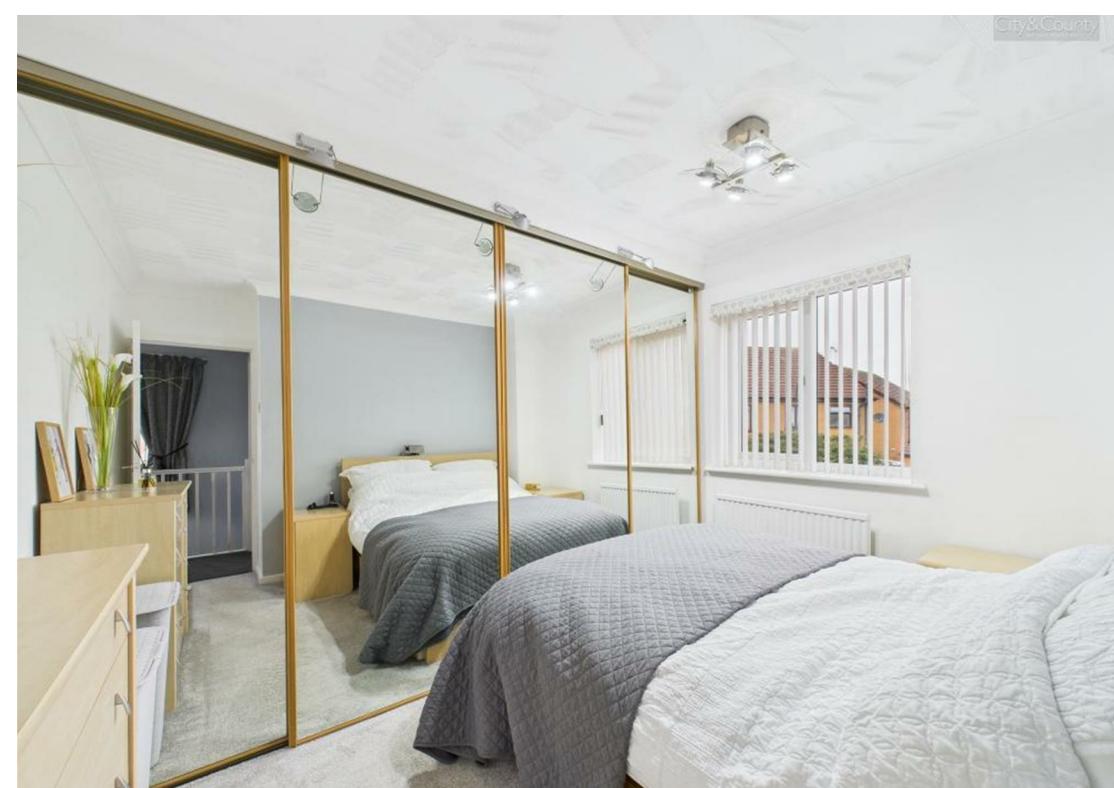
**Bathroom**  
1.36 x 2.39 (4'5" x 7'10")

**Bedroom Three**  
2.39 x 2.06 (7'10" x 6'9")

**EPC - C**  
72/84

**Tenure - Freehold**

## IMPORTANT LEGAL INFORMATION



Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 2000Mbps  
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

