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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL
Company Registration No: 5813080 VAT Reg No: 921 0444 66

The Property Ombudsman

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 feature fireplace, complemented by a modern fitted kitchen with wood-effect worktops, a conservatory and a flexible utility/family room. **Air conditioning to the lounge, conservatory, family room and main bedroom** provides additional comfort throughout the seasons. 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. A **useful workshop with power and lighting** adds further practicality 🌿.

Key Features

- 🏡 Three-bedroom semi-detached home with well-presented, versatile accommodation.
- ❄️ Air conditioning to the lounge, conservatory, utility/family room and main bedroom.
- 🌼 Comfortable lounge with feature fireplace, modern fitted kitchen, conservatory and flexible utility/family room.
- 🌳 Generous driveway parking, landscaped rear garden, timber gazebo and workshop with power and lighting.

📞 **Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!**

Let our family move yours! 💚

Accommodation

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, **air conditioning unit**, 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 conditioning unit, French doors to conservatory.

Conservatory – 3.58m (11'9") x 3.00m (9'10")

A versatile addition to the living accommodation, providing a pleasant space to relax and enjoy views over the landscaped rear garden. Benefiting from **air conditioning** for additional comfort throughout the seasons, with French doors opening onto the rear garden.

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")

A versatile additional reception and utility space with worktop space over, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, **air conditioning unit**, 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 Accommodation

First Floor Landing

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

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

PVCu double glazed window to rear, radiator, **air conditioning unit**, laminate tiled flooring, coving to textured ceiling.

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, framed by fencing and a brick boundary wall, 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 🌞.

A useful timber workshop benefits from power and lighting, offering excellent practical space for hobbies, DIY projects, gardening equipment or additional storage. Further timber garden storage is also available.

The conservatory enjoys lovely views across this thoughtfully arranged outdoor space, making the garden a particularly appealing feature of the property 🏡.

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 - C

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.



































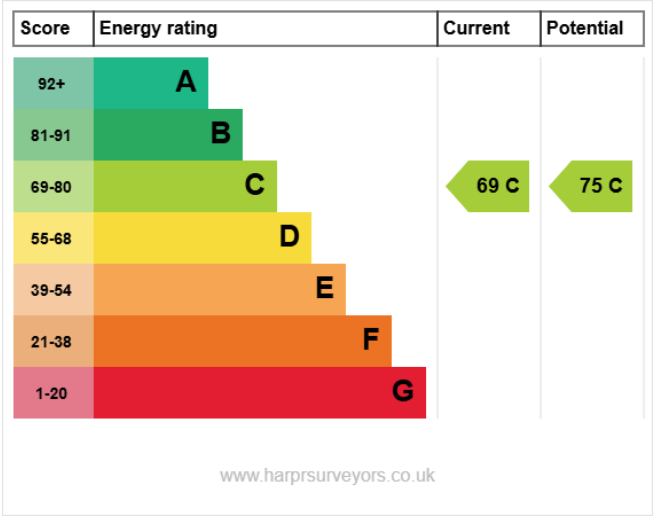



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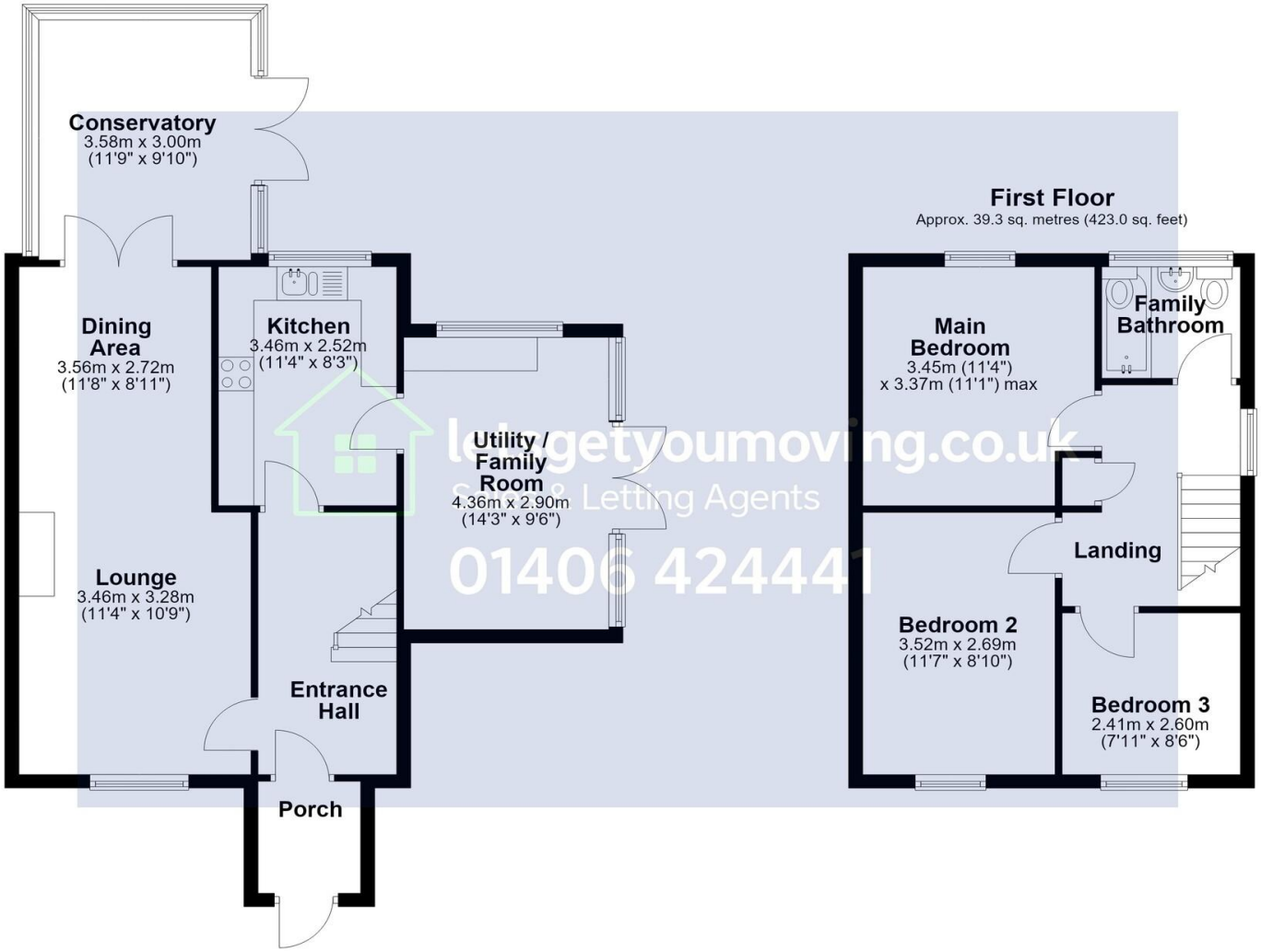

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Ground Floor

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



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

Disclaimer

property doesn't stop at 5pm!

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