



## 31 Marshlands Drive, Holbeach, PE12 7QQ

**£245,000**

- Ample parking to front and garage
- Popular location within easy access of amenities
- Great flowing layout
- Three bedrooms
- Well presented throughout
- Conservatory to rear
- Low maintenance rear garden
- Summer house

An Immaculate Three-Bedroom Detached Home within easy access of Holbeach town centre.

This beautifully presented three bedroom detached house is truly a hidden gem. Designed with a flowing layout, the home is ready to move straight into, offering both comfort and style.

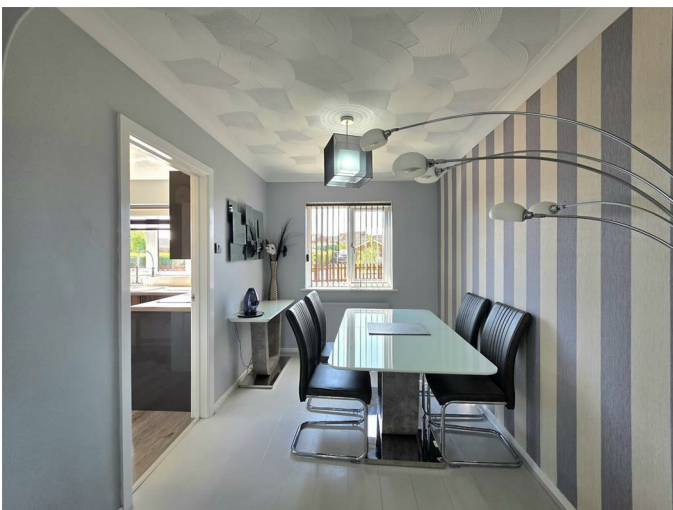
To the front, you'll find ample parking, while the rear garden is a real highlight, expertly landscaped and complete with a versatile summer house, perfect for relaxing, entertaining, or working from home.

#### **Kitchen 10'2" x 10'4" (3.12m x 3.16m)**



UPVC entrance door to side. UPVC double glazed bay window to the front. Skimmed ceiling. Radiator. Storage cupboard with shelving and hanging rail. Fitted with a matching range of base and eye level units with work surfaces over. Tiled splashbacks. Sink unit with drainer and pull out mixer tap. Space and plumbing for washing machine. Integrated Bosch induction hob with extractor hood over. Integrated Hotpoint electric oven. Integrated fridge freezer. Breakfast bar.

#### **Dining Room 7'10" x 10'3" (2.39m x 3.14m)**



UPVC double glazed window to front. Coved and textured ceiling. Radiator. Exposed floor boards.

#### **Lounge 11'1" x 18'7" (3.39m x 5.67m)**



UPVC double glazed French doors to rear. UPVC double glazed window to rear. Skimmed and coved ceiling. Wooden flooring. Two radiators. Gas fire with surround. Staircase leading to first floor landing.

#### **Conservatory 8'2" x 14'9" (2.49m x 4.52m)**



Dwarf brick and UPVC construction with UPVC double glazed windows. French doors to the rear leading to the garden. Radiator. Laminate flooring.

**First Floor Landing 7'0" x 6'3" (2.14m x 1.93m)**



UPVC double glazed window to side. Coved and textured ceiling. Loft access.

**Bedroom 1 11'2" x 10'4" (3.42m x 3.15m)**



UPVC double glazed window to rear. Coved and textured ceiling. Radiator.

**Bedroom 2 9'2" x 11'0" (2.81m x 3.36m)**



UPVC double glazed window to front. Coved and textured ceiling. Radiator. Wardrobes with hanging rail and shelving.

**Bedroom 3 6'9" x 7'10" (2.08m x 2.40m)**



UPVC double glazed window to front. Coved and textured ceiling. Radiator.

**Bathroom 6'4" x 7'11" (1.94m x 2.42m)**



UPVC double glazed window to rear. Skimmed ceiling. Heated towel rail. Storage cupboard housing

Logic gas boiler. Fitted with a three piece suite comprising toilet. Freestanding bath with mixer tap and thermostatic shower over. Shower screen. Wash hand basin set in vanity unit with built in storage.

### Outside



The front garden has a gravelled driveway providing off road parking. Mainly laid to lawn. Outside lighting. Side access gate leading into rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn with mature shrub and tree borders. Flagstone patio area. Outside lighting. Wooden summerhouse with hot tub (included in the sale). Timber shed with power and lighting. There is a covered area to the side for storage.

### Garage 10'2" x 19'9" (3.12m x 6.03m)

Up and over vehicular door. UPVC double glazed window to rear. Wooden door to side. Power and light connected.

### Property Postcode

For location purposes the postcode of this property is: PE12 7QQ

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C72

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

**Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

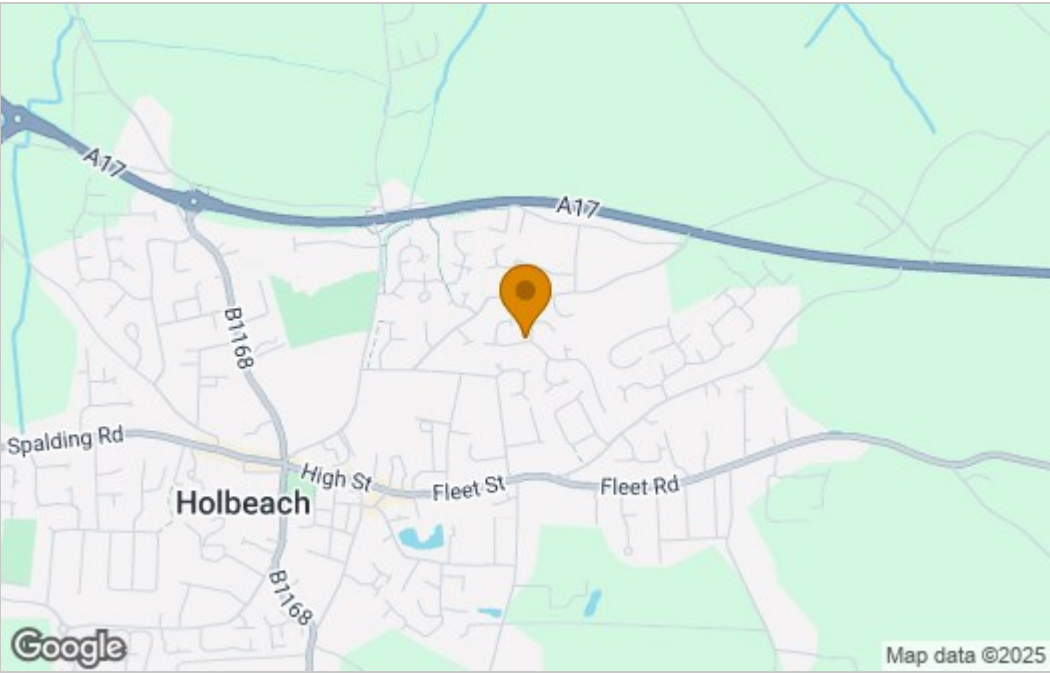


Ground Floor

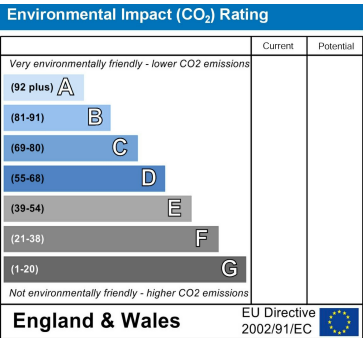
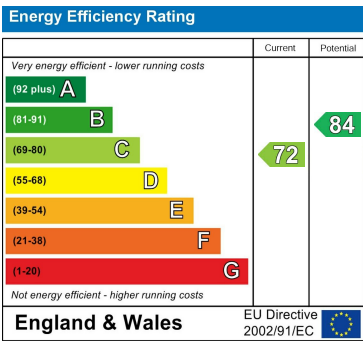


First Floor

Area Map



Energy Efficiency Graph



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