

# Strawberry Fields Drive, Holbeach St Marks

## £795 PCM



Nestled in the charming village of Holbeach St Marks, this cosy two-bedroom semi-detached home offers the perfect blend of comfort and convenience. The property features PVCu double glazing and oil-fired central heating, ensuring a warm and efficient living space. Inside, the layout includes an entrance lobby, a welcoming lounge, a kitchen diner, and a ground floor cloakroom. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom. The exterior boasts gardens to the front and rear, along with off-road parking and a single garage. For pet lovers, one small dog is welcome. To book a viewing, call 01406 424441. A deposit of £951.92 is required, and full references will be checked.

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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

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## Accommodation Comprises:

### Storm Porch

PVCu double glazed entrance door with leaded glazed inserts to:

### Lobby

Cove to ceiling with recessed spotlight, door to:

### Lounge 4.46m x 4.21m max (14'8" x 13'10") max

TV point, telephone & broadband point, double radiator, cove to ceiling with ceiling rose, staircase to first floor landing with built in understairs storage cupboard, glazed French door to:

### Kitchen/Diner 4.20m x 3.71m (13'9" x 12'2")

Fitted with a matching range of wall mounted and floor standing units with worktop space over, one and a quarter bowl sink unit with swan neck mixer tap, tiled splashback, fitted Hotpoint electric fan assisted oven with 4 ring halogen hob, extractor hood, space for tall standing fridge/freezer, plumbing for washing machine, wall mounted oil fired central heating boiler servicing heating and domestic hot water, wall mounted heating and hot water control panel, PVCu double glazed window to rear, cove to ceiling with recessed spotlights, Dining area – ceramic tiled flooring, wall mounted display unit, TV point, phone point, radiator, PVCu double glazed French doors to rear garden, door to:

### Ground Floor Cloakroom

Fitted with a two-piece suite comprising close coupled dual flush WC, wall mounted hand wash basin, tiled surrounds, ceramic tiled flooring, radiator, cove to ceiling with recessed spotlights, PVCu double glazed opaque window to side aspect.

### First Floor landing

Cove to ceiling with recessed spotlights, access to loft space, radiator, door to built in airing cupboard housing hot water tank with linen shelving, PVCu double glazed window to side aspect, door to:

### Bedroom 1 3.59m x 3.24m max (11'9 x 10'8" max)

Cove to ceiling with ceiling rose, double radiator, TV point, double opening doors to built in wardrobe with hanging space and storage shelving, PVCu double glazed windows to front aspect x 2.

### Bedroom 2 3.39m x 2.23m (11'1" x 7'4")

Cove to ceiling with ceiling rose, TV point, telephone point, double opening doors to built in wardrobe with hanging space and storage shelving, PVCu double glazed window to rear aspect.

### Family Bathroom

Fitted with a three-piece suite comprising: Deep panelled bath with electric Triton shower over with glass shower screen, fully tiled surrounds, pedestal wash hand basin, close coupled dual flush WC, vanity light with shaver point, extractor fan, cove to ceiling with recessed spotlights, ceramic tiled flooring, wall mounted vertical towel radiator, PVCu double glazed opaque window to rear aspect.

### Outside:

The front garden is partly enclosed with mature hedging with pathway leading to the main entrance door with storm porch and courtesy lighting, the front garden is laid to lawn. A block paved driveway to the side provides off road parking for 2 cars end to end leading to a single garage which has an up and over door, power and light connected, eve storage space. The rear garden is enclosed with paved patio area, area laid to lawn with shrub borders, outside water tap.

EPC – C

Council Tax – Band B ~ £1,691.53 (2024/2025)

**Directions:**

For satellite navigation, the property postcode is: PE12 8ER.

Items shown in photographs are NOT included unless specifically mentioned within the property particulars. They may however be available by separate negotiation.

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

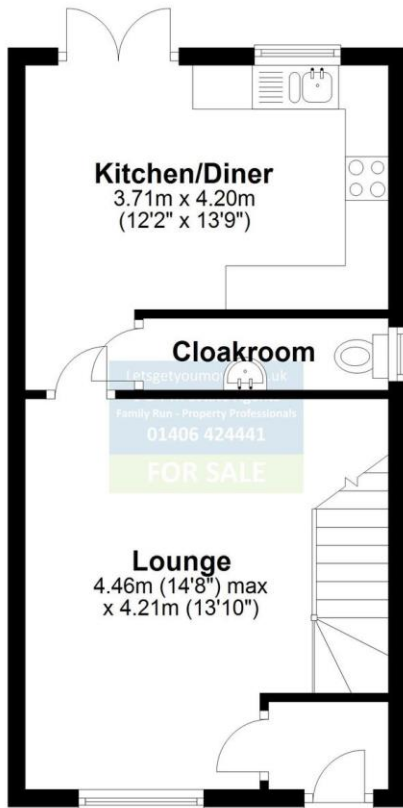
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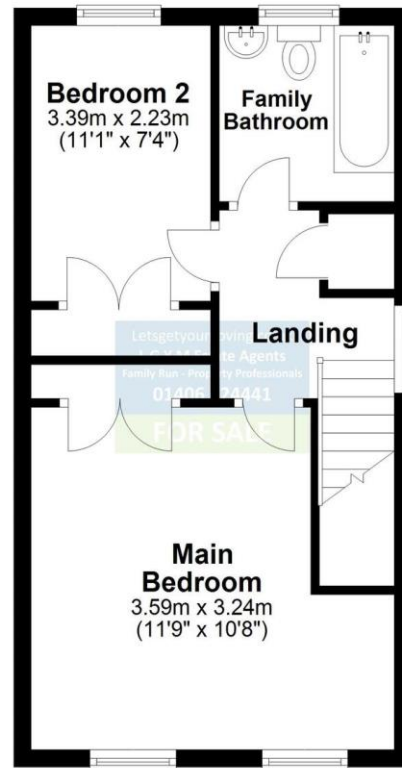
### Ground Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



### First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)

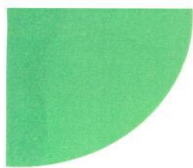


Total area: approx. 69.0 sq. metres (742.7 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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