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14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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

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



# Lapwater Lane, Holbeach St Marks £139,995

A solid three-bedroom semi-detached in a quiet village spot — and yes, it needs updating, but that's exactly why it's such a good buy 🛠️📅. Ideal for first-time buyers wanting to put their own stamp on a home, or investors looking for a value-add project 🔑📊. Outside, you've got off-road parking 🚗 and a generous rear garden mainly laid to lawn 🌿 — plenty of space to transform. With oil-fired central heating and countryside surroundings 🌳, this is a real renovation opportunity with upside. Call us ANYTIME to book your viewing, evenings or weekends! – 01406 424441.

## Accommodation Comprises:

PVCu double glazed entrance door, door to:

Entrance Hall

Radiator, textured ceiling with smoke detector, stairs to first floor landing.

Lounge 4.13m (13'7") x 3.45m (11'4") max

PVCu double glazed window to front and rear, electric fire with wooden surround, two radiators, satellite & TV aerial points, textured ceiling with smoke detector, door to:

Kitchen/Diner 4.26m (14') x 2.45m (8')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric point for cooker, PVCu double glazed window to rear, vinyl floor covering, textured ceiling, PVCu double glazed entrance door to garden, door to:

Boiler room

PVCu double glazed window to front, radiator, fitted with pedestal wash hand basin, tiled splashback, floor mounted oil-fired boiler serving heating system and hot water, door to:

Bathroom

Fitted with a two-piece suite comprising deep panelled bath with separate electric shower over and glass screen and close coupled WC, tiled surround, heated towel rail, ceramic tiled flooring, door to:

First Floor Landing

PVCu double glazed window to rear, radiator, door to:

Main Bedroom 4.16m (13'8") x 3.37m (11'1")

PVCu double glazed window to front and rear, radiator, telephone point, textured ceiling.

Bedroom 2 3.51m (11'6") max x 2.28m (7'6") min

PVCu double glazed window to front, radiator, textured ceiling, airing cupboard housing, hot water cylinder with shelving.

Bedroom 3 2.64m (8'8") x 2.61m (8'7")

PVCu double glazed window to rear, radiator, telephone point, textured ceiling.

#### Outside

The front of the property is enclosed by mature hedging and picket fencing, with an area laid to lawn. To the side, there is off-road parking and a gated access leading through to the rear garden. The rear garden is enclosed with hedging and panel fencing, predominantly laid to lawn and complemented by established shrubs and trees. Enjoying a desirable south-facing aspect, the garden also features a greenhouse and two brick-built outside stores, each with single-glazed windows to the front and rear, along with external doors. Additional benefits include an outside tap and exterior lighting.

#### Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South. At the roundabout head over onto Boston Road North. At the T-junction turn right onto Wash Way Road. Upon reaching Holbeach Bank turn left onto Star Lane then at the junction right onto Roman Bank. Proceed along and just outside the village turn left onto Middle Marsh Road. Continue along to Holbeach St Marks taking the left turn onto Lincoln Lane then at the junction head over the junction onto Lapwater Lane, take your first right where the property can be located at the bottom of the Cul-De-Sac on the right. For satellite navigation, the property postcode is: PE12 8ET.

#### Council Tax

Band A £1,496.77 From April 2025 to March 2026, South Holland District Council.

EPC ~ D

#### 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.**

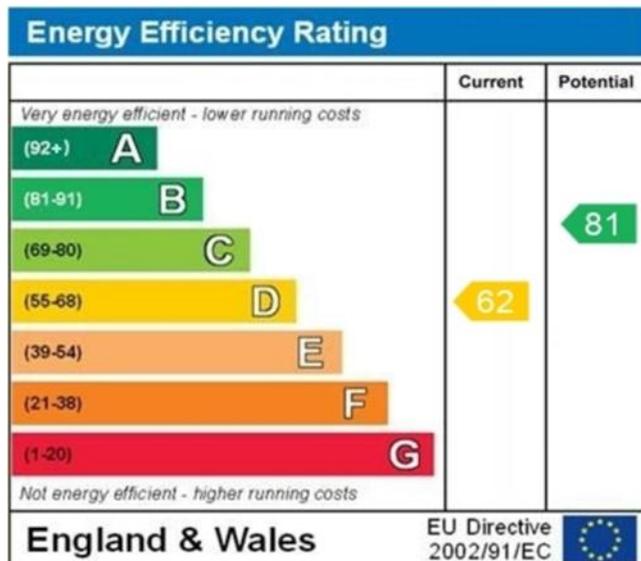
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.

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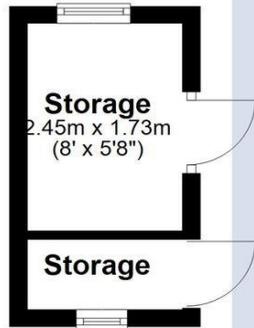
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## Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



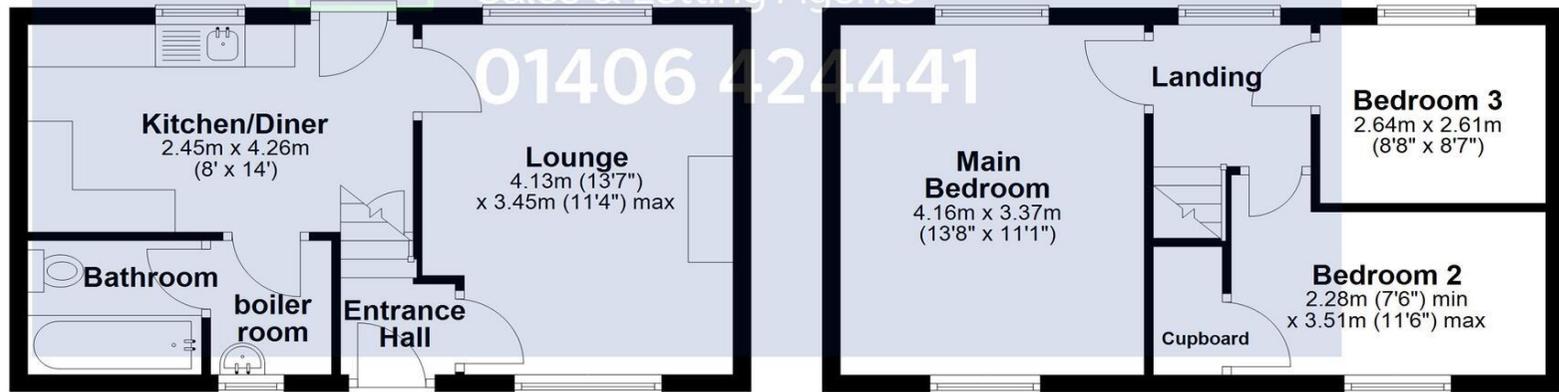
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## First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 71.5 sq. metres (769.4 sq. feet)

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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