



Pygott
& Crone
FOR SALE
0800 9177 404



1 Strawberry Fields Drive Holbeach St. Marks
Holbeach, Spalding, Lincolnshire, PE12 8ER

£255,000

3 Bedroom Detached House

- Freehold
- 3 Bedrooms Detached Family Home
- Lounge & Snug
- Garden Room with Log Burner
- Breakfast Kitchen & Separate Utility Room
- Upstairs Bathroom & Downstairs Cloakroom
- Driveway
- Enclosed Rear Garden
- Semi Rural Village Location
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 1 Strawberry Fields Drive Holbeach St. Marks, Holbeach, Spalding, Lincolnshire, PE12 8ER](#)



Overview

Pygott and Crone are pleased to offer for sale this detached family home, located in the small village of Holbeach St Marks which is only a short distance away from all the local amenities that Holbeach has to offer. Situated in a peaceful village environment with easy access to the local primary school and village amenities, the property offers spacious living in this semi rural village setting.

Being in a peaceful cul de sac, the property accommodation comprises Entrance Hall leading into the spacious Lounge, Garden Room complete with Log burner, Breakfast Kitchen with a separate Utility room, a downstairs Cloakroom for added convenience and there is also a snug. On the first floor are three bedrooms and a family bathroom.

The front of the property has a gravel driveway providing off road parking and there are a range of mature plants, trees and shrubs. At the rear of the property there is an enclosed garden with a covered seating area, 3 ponds and an array of mature plants, trees and shrubs.

Agents Note: We are also advised by the vendor that the property is serviced by a treatment plant which is included in the maintenance fee of £640 per annum.





Strawberry Fields Drive, Holbeach St. Marks, Holbeach, Spalding, PE12

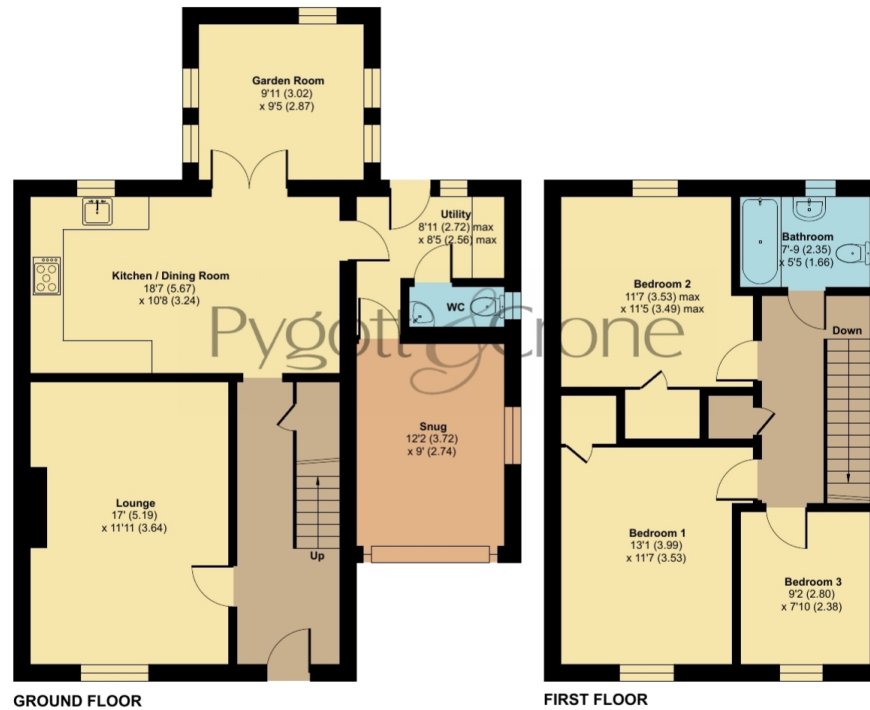


Approximate Area = 1233 sq ft / 114.5 sq m

Garage = 109 sq ft / 10.1 sq m

Total = 1342 sq ft / 124.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1495276



Location



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1 Strawberry Fields Drive Holbeach St. Marks, Holbeach
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