

Pygott & Crone

Carol Ann, St. Marks Road, Holbeach St. Marks

Holbeach, Spalding, Lincolnshire, PE12 8DZ

£240,000

3 Bedroom Detached Bungalow

- Freehold
- No Onward Chain
- Detached Bungalow
- Three Bedrooms
- Garage & Large Workshop
- Generous Driveway
- Open Views
- EPC Rating - E, Council Tax Band - C

Click here to access the Energy Performance Certificate for Carol Ann, St. Marks Road, Holbeach St. Marks, Holbeach, Spalding, Lincolnshire, PE12 8DZ





Overview

Located in a popular semi rural position on the outskirts of Holbeach, this detached bungalow is an excellent opportunity for buyers seeking space, privacy and countryside living. Holbeach St. Marks offers easy access to countryside walks, road networks and nearby market towns of Holbeach and also Long Sutton. This three bedroom detached bungalow occupies a generous plot and offers spacious, versatile accommodation ideal for family living or those seeking single storey comfort. There is a single garage, a large workshop and a further timber store. Viewing is highly recommended to fully appreciate the setting, plot size and potential on offer.





The property offers gated access providing ample off road parking and giving access to the garage and also the rear. Internally, the bungalow offers well proportioned rooms throughout. Benefitting from an internal hallway, spacious bay fronted lounge/diner with log burner, kitchen, three bedrooms and there is a also a family bathroom.

Externally, the bungalow offers a generous garden with plenty of space for enjoying the outdoors. There is a range of mature plants and shrubs, a greenhouse, a variety of fruit trees including apple, pear and cherry and further potential for growing a variety of vegetables in the raised planters. It is a great space for entertaining or simply enjoying the peace and tranquility.

Agent Note: The property is serviced by a septic tank; the vendor has confirmed the septic tank does meet the current "Septic Tank and Sewage Treatment Plant Regulations & General Binding Rules".







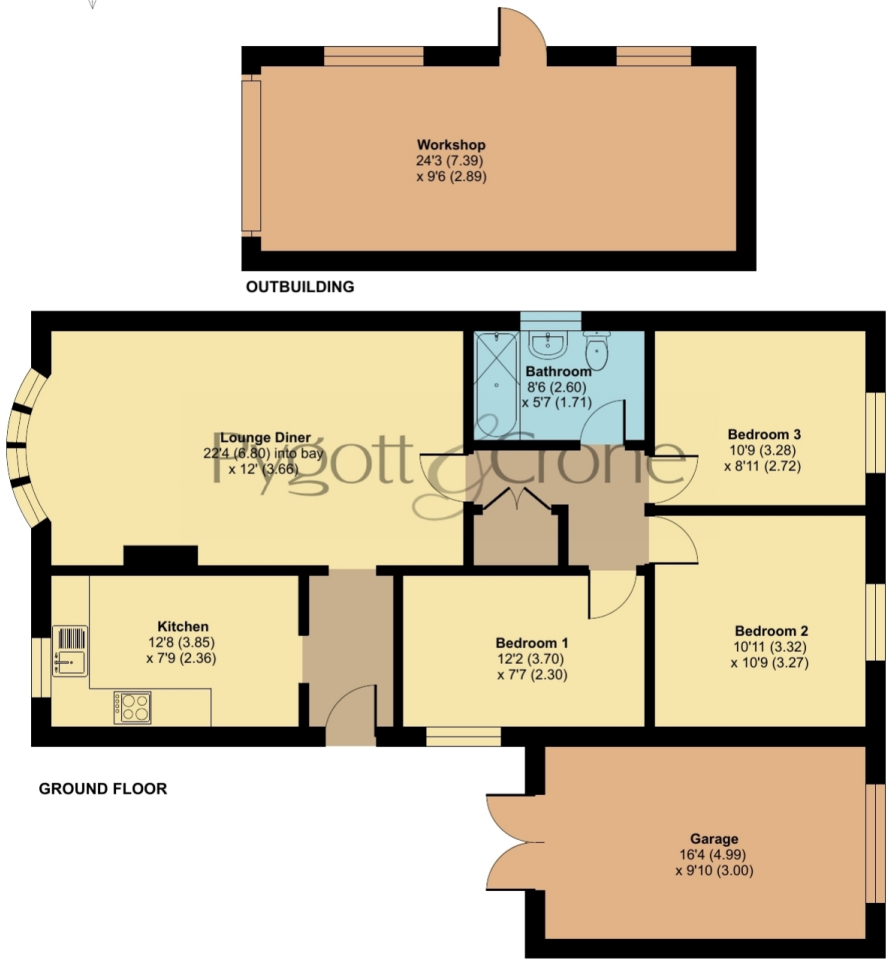






Carol Ann, St. Marks Road, Holbeach St. Marks, PE12

Approximate Area = 847 sq ft / 78.6 sq m
Garage = 229 sq ft / 21.2 sq m
Outbuilding = 161 sq ft / 14.9 sq m
Total = 1237 sq ft / 114.7 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). ©nichecom 2025. Produced for Pygott & Crone. REF: 1499739








Pygott Crone
FOR SALE
0800 9177 404

Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.














Pygott
Crone
FOR SALE
08000 9777 404



Houses. Homes. Harmony.

Pygott & Crone

Carol Ann, St. Marks Road, Holbeach St. Marks, Holbeach
is on the market with our Spalding branch

---

10 Bridge Street, Spalding PE11 1XA

01775 717360