



Holme Lea Marsh Lane, New Holland

£295,000 Freehold

DETACHED MODERN FAMILY HOME • QUIET CENTRAL VILLAGE LOCATION • 4 BEDROOMS • MAIN LOUNGE WITH FEATURE INGLENOK FIREPLACE • OPEN PLAN KITCHEN DINER • UTILITY & GROUND FLOOR WC • MAIN FAMILY BATHROOM & MASTER EN-SUITE • PRIVATE SOUTH FACING GARDEN WITH FLEXIBLE SUMMER HOUSE • FRONT BLOCK LAID DRIVEWAY & INTEGRAL GARAGE • VIEW VIA OUR BARTON OFFICE



IDEAL FAMILY HOME | FOUR BEDROOMS | DETACHED GARDEN ROOM | QUIET VILLAGE LOCATION

Paul Fox Estate Agents are delighted to bring to the market this well presented modern detached family home, built by the highly regarded Keigar Homes. Enjoying a peaceful position in the popular village of New Holland, the property offers spacious, well-proportioned accommodation, an attractive rear garden and a versatile detached garden room.

The ground floor comprises a welcoming entrance hall, a generous main lounge with a broad feature inglenook fireplace, and a well-appointed open-plan dining kitchen, ideal for everyday family living and entertaining. A separate utility room provides access to a convenient ground floor WC.

To the first floor, a central landing leads to four sizeable bedrooms, including a principal bedroom with an en-suite, together with an attractive modern family shower room.

Outside, the beautifully maintained rear garden is mainly laid to lawn with well-stocked borders and a generous block-paved patio. A sizeable detached garden room offers excellent flexibility as a home office, gym or additional reception space. Secure gated side access leads to a block-paved driveway providing parking for multiple vehicles and access to the integral single garage.

New Holland offers a village setting with access to countryside and riverside walks, local amenities and a railway station. A wider range of shops and facilities can be found in nearby Barrow-upon-Humber and Barton-upon-Humber.

EPC Rating: C

Council Tax Band: D

Early viewing is highly recommended through our **Barton-upon-Humber office**.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Living Room

15' 7" x 11' 1" (4.75m x 3.38m)

Dining Area

11' 1" x 10' 2" (3.38m x 3.10m)

Breakfast Kitchen

13' 0" x 10' 9" (3.96m x 3.28m)

Utility

6' 9" x 6' 0" (2.06m x 1.83m)

Master Bedroom 1

13' 9" x 11' 1" (4.19m x 3.38m)

Master En-suite

5' 9" x 5' 8" (1.75m x 1.73m)

Family Bathroom

8' 0" x 6' 6" (2.44m x 1.98m)

Bedroom 2

11' 6" x 11' 2" (3.51m x 3.40m)

Bedroom 3

12' 5" x 10' 3" (3.79m x 3.12m)

Bedroom 4

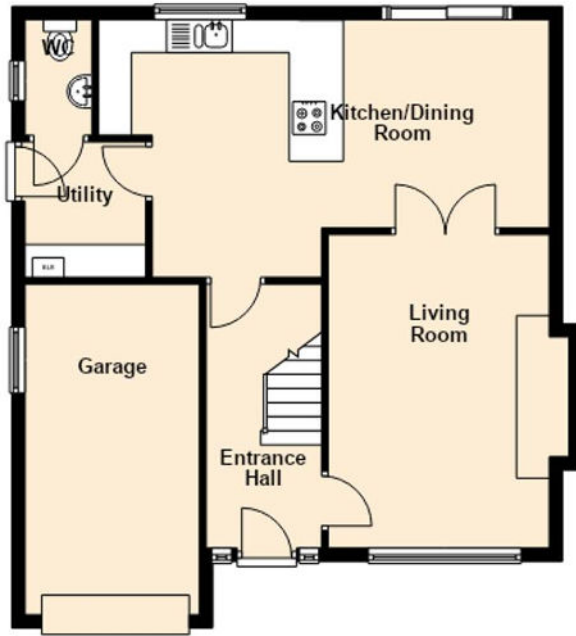
11' 5" x 7' 5" (3.48m x 2.26m)





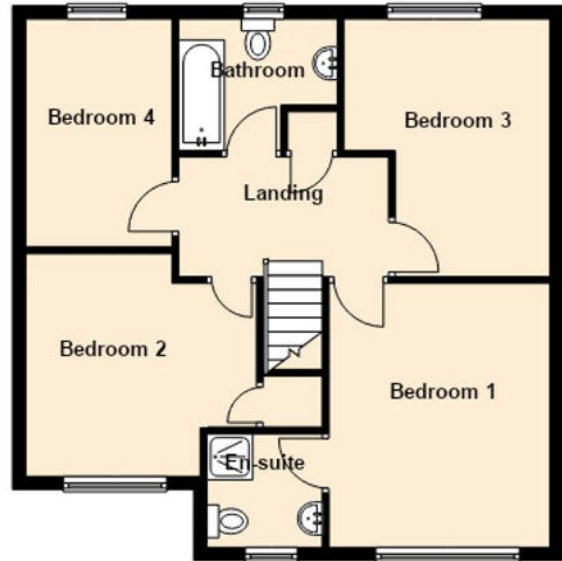
Ground Floor

Approx. 67.0 sq. metres (720.7 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.6 sq. feet)



Total area: approx. 128.6 sq. metres (1384.3 sq. feet)

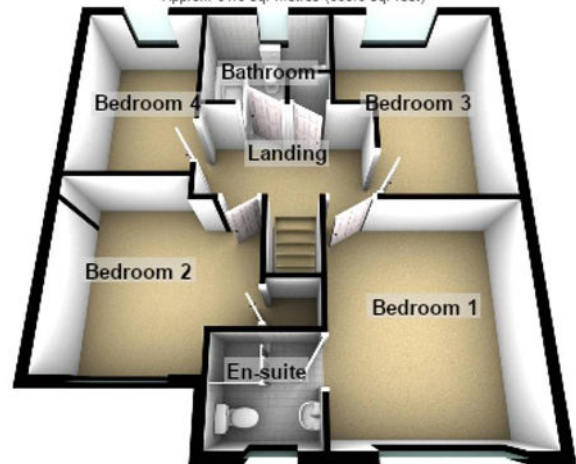
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