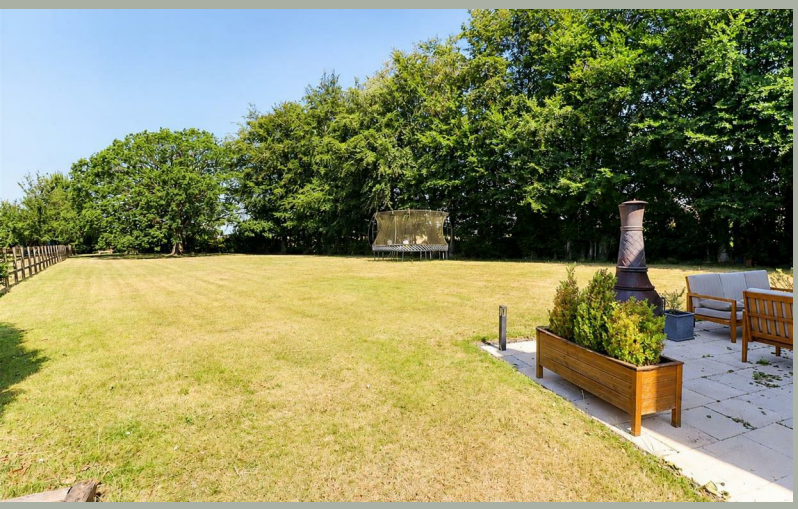
CLUBLEYS

3, Marwood Lane, Holme-On-Spalding-Moor, YO43 4FD

£725,000







An exceptional four bedroomed home occupying a substantial private plot within an exclusive gated development of just four individual properties, enviably positioned in the heart of the village with excellent local amenities on the doorstep. Combining impressive proportions, high quality finishes and excellent energy efficiency, this is a home ideally suited to buyers seeking generous living space in a peaceful yet highly convenient setting.

Designed around modern living, the accommodation centres around a superb open-plan kitchen, breakfast and day room, complemented by a separate lounge, dining room and study. Four genuine double bedrooms include two with en-suite facilities, while engineered oak flooring and two log burning stoves add warmth and character throughout.

Outside, extensive private gardens, mature trees, a generous patio and an oak framed entertaining pavilion create a wonderful setting for relaxing and entertaining alike. A substantial block paved driveway and double garage complete this outstanding village home.

Tenure: Freehold
East Riding of Yorkshire Council Band: F

Tenure: Freehold
East Riding of Yorkshire Council
BAND: F

THE ACCOMODATION COMPRISES

ENTRANCE HALL
The property features an oak front entrance door, vertical radiator, recessed ceiling lights, an impressive staircase leading to a bright galleried landing, and a useful cupboard beneath the stairs.

KITCHEN
3.89m x 3.63m (12'9" x 11'10")
Fitted with a range of wall and base units incorporating a stainless steel sink unit, eye-level double oven, integrated dishwasher, integrated fridge, under-counter bin storage, and a central island with cupboards beneath, a gas hob, and an extractor hood over.

BREAKFAST ROOM
4.51m x 3.73m (14'9" x 12'2")
French doors leading to the garden, vertical radiator, recessed ceiling lights.

DAY ROOM
3.95m x 3.63m (12'11" x 11'10")
Vaulted ceiling with two Velux windows, a log-burning stove set on a slate hearth, and a radiator.

INNER HALL
Two radiators, fitted storage cupboard, recessed ceiling lights, cupboard housing the wall-mounted gas-fired central heating boiler, and a rear entrance door.

UTILITY
1.68m x 3.08m (5'6" x 10'1")
Fitted base units with work surface, stainless steel sink unit, plumbing for an automatic washing machine, radiator, recessed ceiling lights, access to the roof space, and door to the garage.

WC
Two piece white suite comprising low flush WC, pedestal wash hand basin, radiator, extractor fan.

DINING ROOM
3.35m x 3.56m (10'11" x 11'8")
Radiator.

LOUNGE
5.51m x 4.96m (18'0" x 16'3")
Log-burning stove set in a marble fireplace, two radiators, and French doors leading to the garden.

STUDY
3.45m x 2.14m (11'3" x 7'0")
Radiator.

FIRST FLOOR ACCOMMODATION

LANDING
Full-height feature windows, vertical radiator, access to the loft space, and a fitted cupboard housing the hot water cylinder.

BEDROOM 1
3.60m x 4.96m (11'9" x 16'3")
Radiator, dressing area.

EN-SUITE
Three-piece white suite comprising a walk-in shower cubicle, low-flush WC, wash hand basin set in a vanity unit, vertical heated towel rail, extractor fan, tiled flooring, and fully tiled walls.

BEDROOM 2
3.61m x 3.63m (11'10" x 11'10")
Radiator.

BEDROOM 3
2.86m x 3.56m (9'4" x 11'8")
Radiator.

BEDROOM 4
3.12m x 3.63m max (10'2" x 11'10" max)
Radiator.

BATHROOM
Three-piece white suite comprising a panelled bath, twin wash hand basins set in a vanity unit, low-flush WC, chrome heated towel rail, recessed ceiling lights, and an extractor fan.

OUTSIDE
Outside, the home enjoys exceptional garden, offering privacy and a wonderful sense of space. Mature trees, extensive lawns and a generous patio create a superb outdoor setting, complemented by an impressive oak-framed entertaining pavilion, ideal for relaxing and entertaining throughout the year. A large block-paved driveway provides ample parking and leads to a double garage.

GARAGE
5.04m x 5.45m (16'6" x 17'10")
Electric door, power and light.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.

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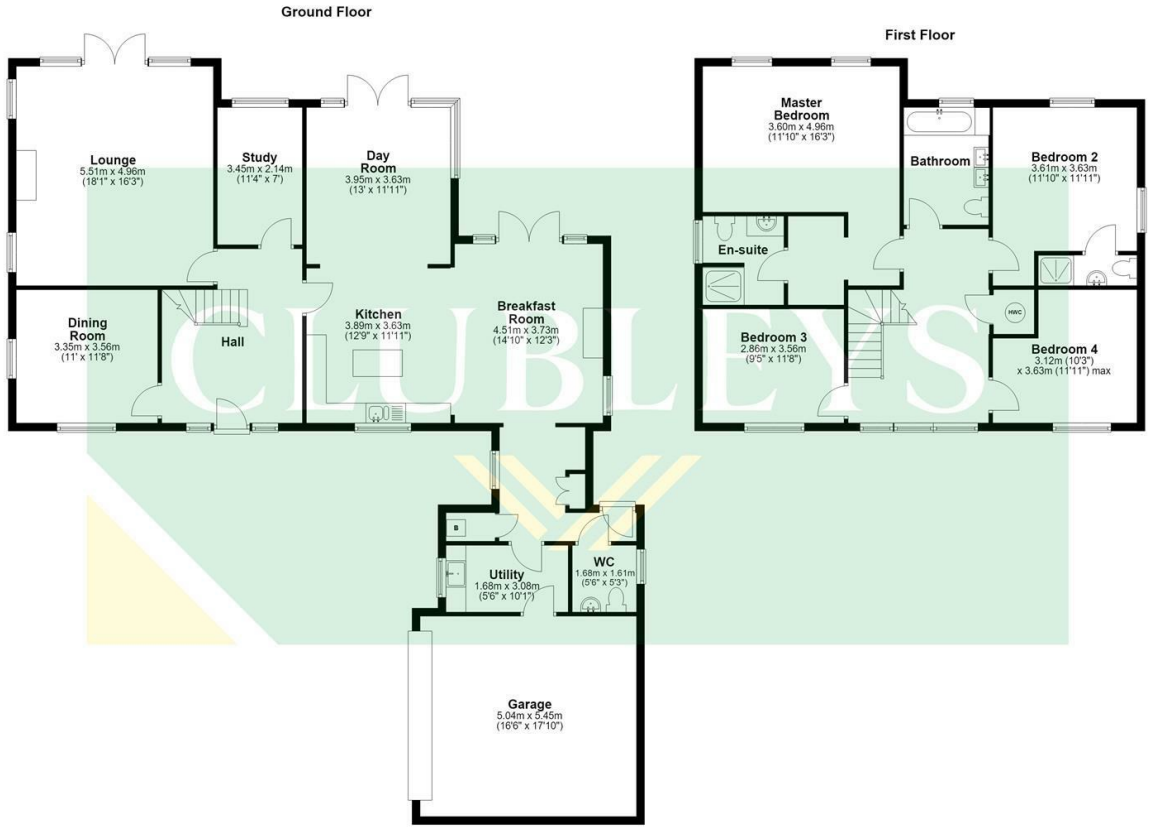












AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

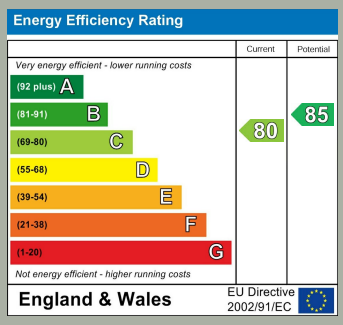
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.