



Eaton House, Northons Lane  
Holbeach, Spalding, Lincolnshire, PE12 7PZ

£430,000

## 5 Bedroom Detached House

- Freehold
- Immaculate Detached Family Home
- 5 Bedrooms
- Open Views to the Rear
- Lounge, Family Room & Sitting Room
- Breakfast Kitchen & Separate Utility Room
- Ensuite to Main Bedroom
- Bathroom & Shower Room
- Downstairs Cloakroom
- Off Road Parking & Double Garage
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for Eaton House, Northons Lane, Holbeach, Spalding, Lincolnshire, PE12 7PZ](#)



## Overview

In a non estate location and enjoying open views to the rear, this immaculately presented family home is situated in a popular area, being close to amenities within walking distance of Holbeach.



Having been recently updated by the current owner, the impressive property offers flexible and versatile family living with accommodation comprising of spacious Entrance Hallway, Lounge with Log Burner and French Doors opening to the garden to enjoy the open views to the rear, Family Room/Dining Room, triple Aspect Sitting Room again with open views, dual aspect refitted Breakfast Kitchen, Utility and Downstairs Cloakroom. The upstairs continues with Five Bedrooms having En-suite to the Main Bedroom, Family Bathroom and also a Shower Room.

To the front there is a lawned garden with some decorative shrubs and bushes, a block paved driveway providing off road parking and giving access to the double garage and gated side access leading to the rear. The rear garden enjoys open views and is predominantly laid to lawn.

Viewing is essential to fully appreciate this home, call today.





# Eaton House Northons Lane, Holbeach, Spalding, PE12

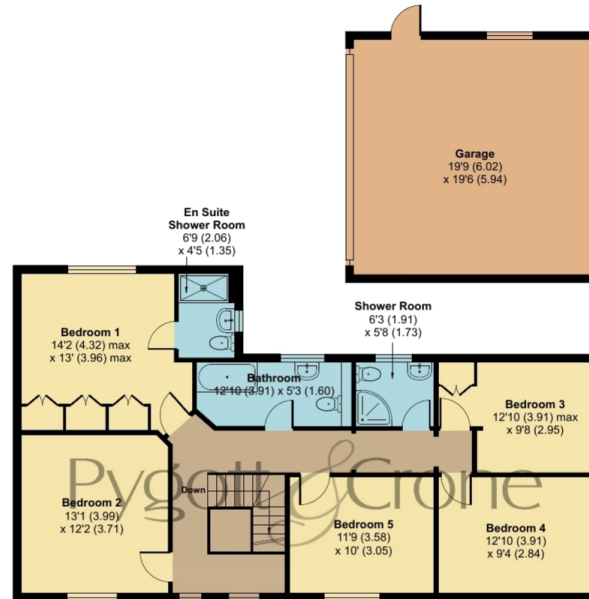


Approximate Area = 2133 sq ft / 198.1 sq m

Garage = 387 sq ft / 35.9 sq m

Total = 2520 sq ft / 234 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Pygott & Crone. REF: 1217015



## Location



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**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

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is on the market with our Spalding branch

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