



16 Fairfields
Holbeach, Spalding, Lincolnshire, PE12 7JE

£195,000

2 Bedroom Semi-Detached House

- Freehold
- Located close to Holbeach town centre in a quiet cul-de-sac setting.
- Excellent transport links via the nearby A17 road, providing easy access to surrounding towns.
- Spacious and upgraded breakfast kitchen with breakfast bar, ample storage, and integrated appliances.
- Bright dual-aspect lounge offering a welcoming and light-filled living space.
- Two well-proportioned bedrooms and a family bathroom to the first floor.
- Generous enclosed rear garden, mainly laid to lawn with established planting and patio area ideal for entertaining.
- Substantial front driveway providing ample off-road parking and leading to a single detached garage.
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 16 Fairfields, Holbeach, Spalding, Lincolnshire, PE12 7JE](#)



Overview

Situated within close proximity to Holbeach Town Centre, this well-presented semi-detached property offers generous living space and a practical layout, making it an ideal family home. Tucked away in a quiet cul-de-sac, the property also benefits from excellent road links via the A17 road, providing convenient routes to surrounding towns and amenities.



The ground floor boasts a spacious and modern breakfast kitchen, thoughtfully upgraded to suit contemporary family living. Featuring a breakfast bar, ample storage, and integrated appliances, it creates the perfect hub for both everyday dining and entertaining. The bright lounge enjoys dual-aspect windows, allowing natural light to flood the room and creating a warm, welcoming space to relax. Upstairs, the property offers two well-proportioned bedrooms along with a family bathroom, providing comfortable and versatile accommodation suited to families, first-time buyers, or those looking to downsize.

Externally, the rear of the property features a generous enclosed garden, predominantly laid to lawn and complemented by established trees, plants, and shrubs. A patio area offers an ideal setting for outdoor seating and entertaining during the warmer months. To the front, a substantial driveway provides ample off-road parking and leads to a single detached garage.

Combining space, convenience, and a sought-after location close to local amenities, schools, and transport connections, this property represents an excellent opportunity for buyers looking to settle in the Holbeach area.







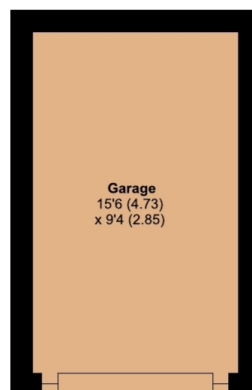
Fairfields, Holbeach, Spalding, PE1

Approximate Area = 811 sq ft / 75.3 sq m

Garage = 145 sq ft / 13.4 sq m

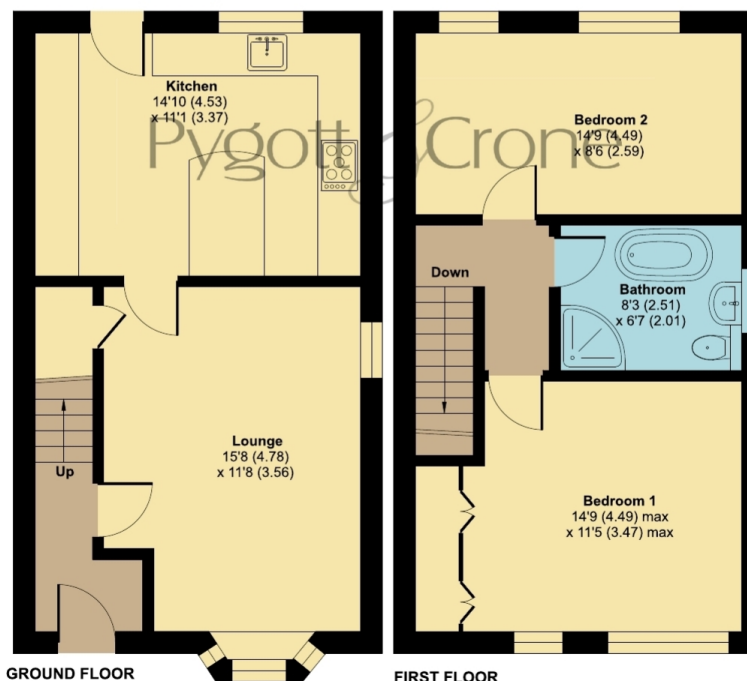
Total = 956 sq ft / 88.7 sq m

For identification only - Not to scale



Garage
15'6 (4.73)
x 9'4 (2.85)

GARAGE



GROUND FLOOR

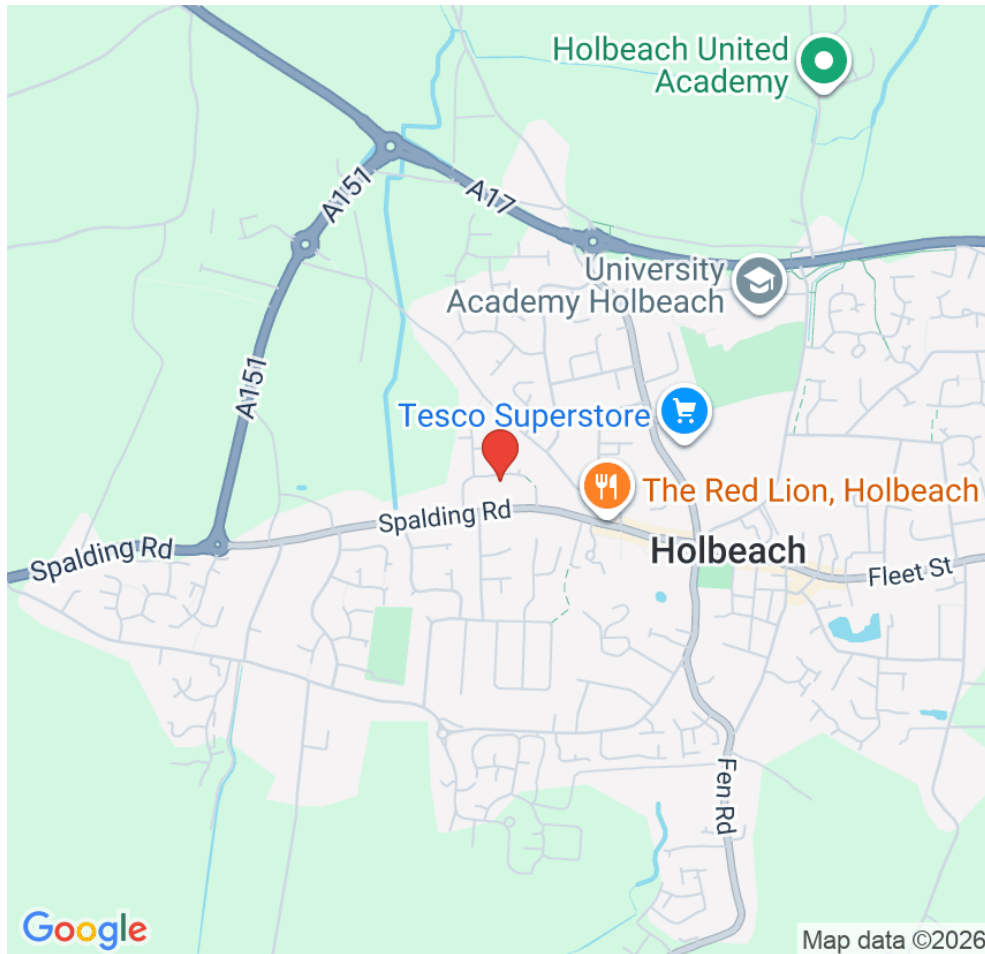
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1422081



Location



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