



Pygott
& Crone

116 Fleet Road Fleet
Holbeach, Spalding, Lincolnshire, PE12 8LD

£315,000

3 Bedroom Detached House

- Freehold
- Spacious detached three-bedroom family home
- Welcoming entrance hallway
- Lounge and Separate dining room
- Well-appointed breakfast kitchen with pantry area and patio doors opening to a private garden seating area—perfect for indoor-outdoor living.
- Three generously sized bedrooms filled with natural light, providing comfortable living for families or guests.
- Ample off-road parking via a gravel driveway
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 116 Fleet Road Fleet, Holbeach, Spalding, Lincolnshire, PE12 8LD](#)



Overview

Nestled within the charming village of Fleet, this detached three-bedroom family home offers a traditional layout with thoughtful extensions, perfect for modern family living. Positioned along the desirable Fleet Road, the property enjoys excellent commuter links.



This property briefly comprises, hallway that leads to a bright and comfortable lounge, complete with a classic bay window and a cosy gas fire—perfect for relaxing evenings, there is a separate dining room with framed views over the rear garden, offering a natural flow for entertaining or family meals. A useful pantry area connects through to the spacious breakfast kitchen, which is well-equipped and features patio doors opening directly onto a private garden seating area—ideal for summer dining. A downstairs cloakroom adds further convenience. Upstairs, the home offers three generously sized bedrooms, all with plenty of natural light. The family bathroom is complemented by a separate WC.

Outside, the property boasts a large, enclosed rear garden mainly laid to lawn, with a greenhouse and shed offering practical storage or gardening opportunities.

The garden also provides direct access to a double tandem garage fitted with an electric roller door. To the front, a gravel driveway offers ample off-road parking for multiple vehicles.

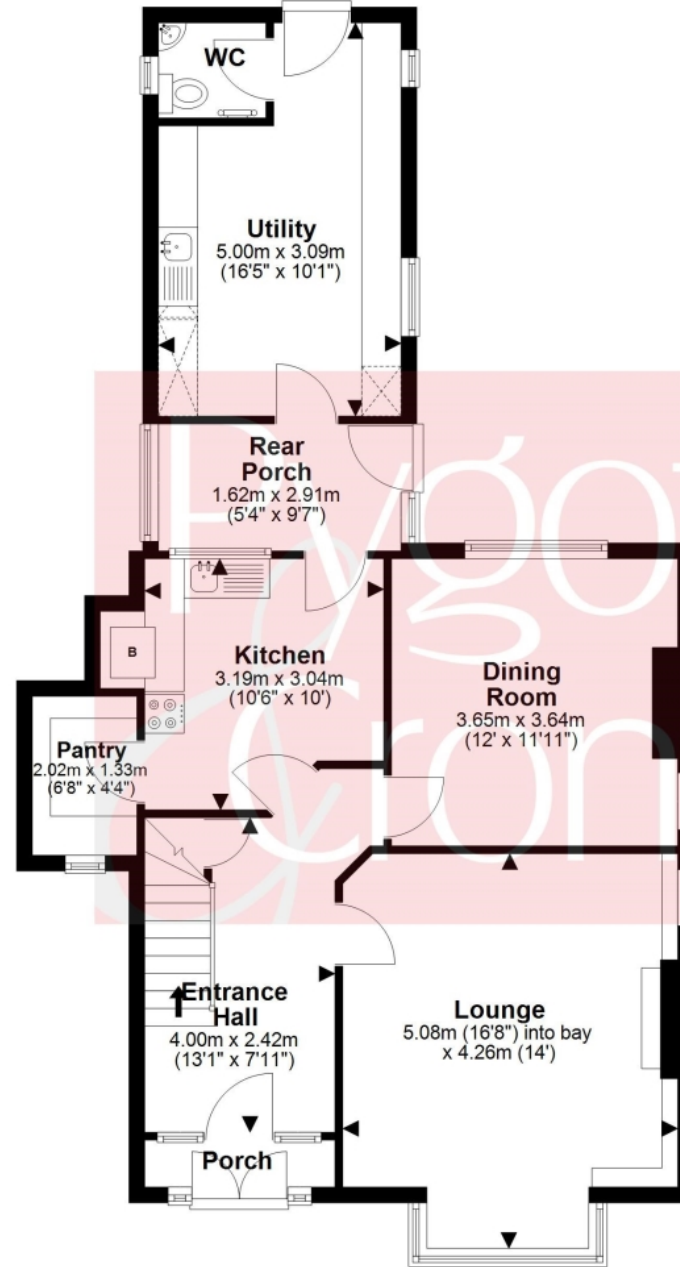
Agent Note: The property is serviced by a septic tank; the vendor has confirmed the septic tank does not meet the current "Septic Tank and Sewage Treatment Plant Regulations & General Binding Rules". Pygott & Crone have made no further enquires, and all buyers will need to make their own investigations.





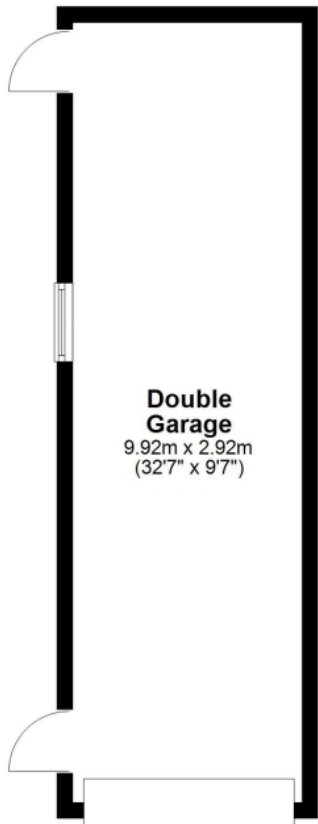
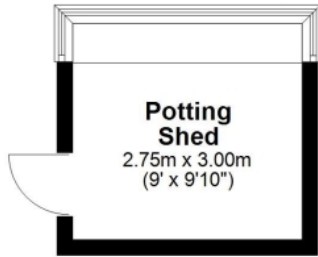
Ground Floor

Approx. 79.4 sq. metres (854.5 sq. feet)



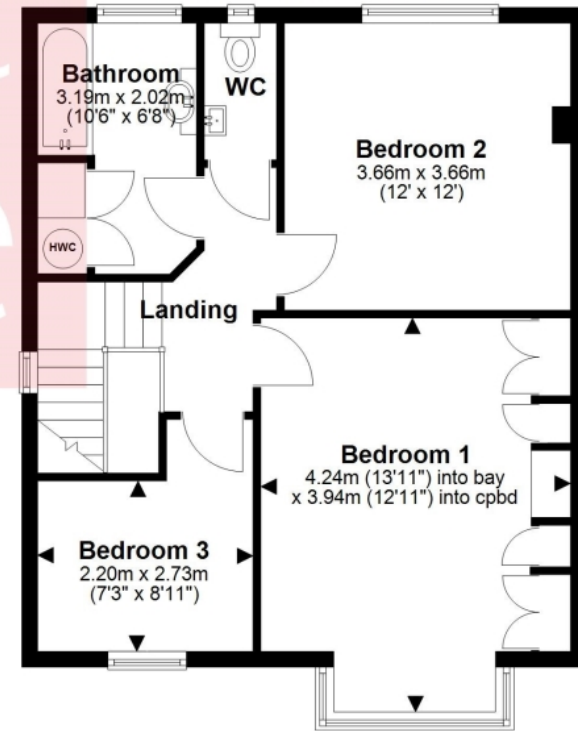
Garage to Rear Right

Approx. 37.2 sq. metres (400.6 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.2 sq. feet)



Total area: approx. 171.7 sq. metres (1848.3 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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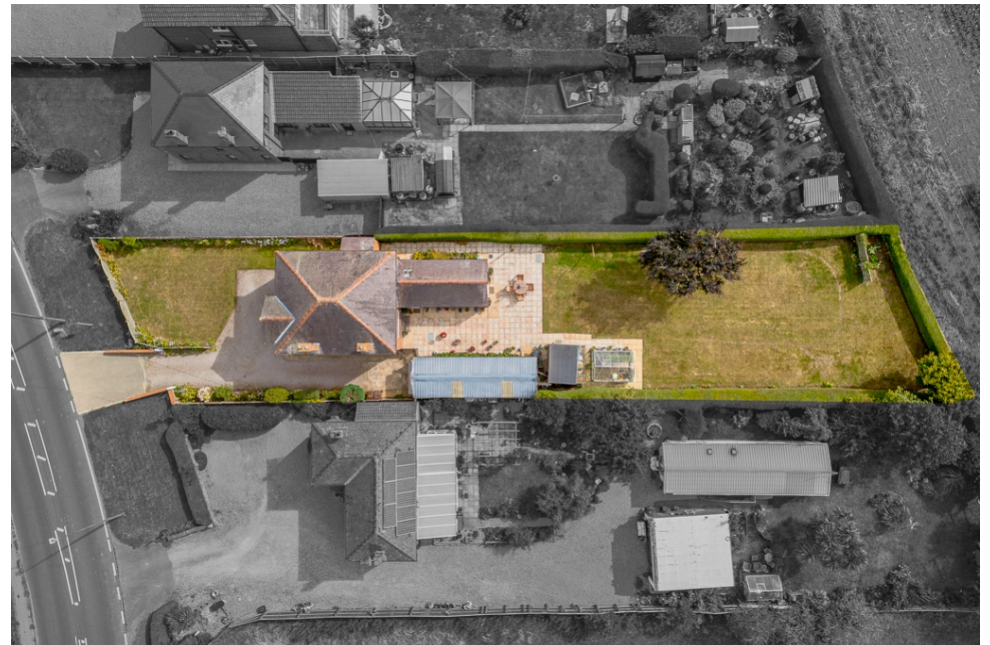
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.











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is on the market with our Spalding branch

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