



12 Spalding Road  
Holbeach, Spalding, Lincolnshire, PE12 7HG

Offers Over  
£210,000

## 3 Bedroom Semi-Detached House

- Freehold
- Semi Detached House
- 3 Double Bedrooms
- No Onward Chain
- Bay Fronted Open Plan Lounge/Dining Room, Kitchen
- 4 Piece Bathroom Suite
- Off Road Parking
- Enclosed Rear Garden
- Walking to Distance to Holbeach Town
- Well Presented
- EPC Rating - E, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 12 Spalding Road, Holbeach, Spalding, Lincolnshire, PE12 7HG](#)



## Overview

Pygott and Crone are pleased to offer this well presented semi-detached house with No Onward Chain, sitting in the heart of the market town of Holbeach. It has been lovingly updated by the current owner and offers convenient and stylish living. It's an ideal home for both a family or first-time buyers and is located in close proximity to public transport links, nearby schools and amenities.

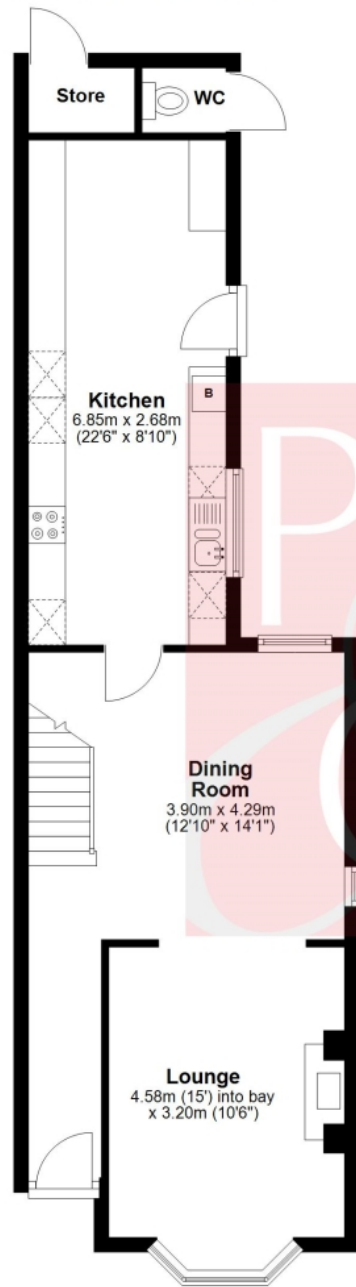
This property enjoys an open plan bay fronted Lounge/Dining Room, being dual aspect this living area is light, spacious and airy and is complemented by a log burner making it cosy and homely. The kitchen has a stable door opening to the garden and is equipped with an integrated fridge/freezer. Upstairs offers three double bedrooms and a generous sized well presented four piece bathroom. To the front there is off road parking and an enclosed, well-maintained garden to the rear completes the property.





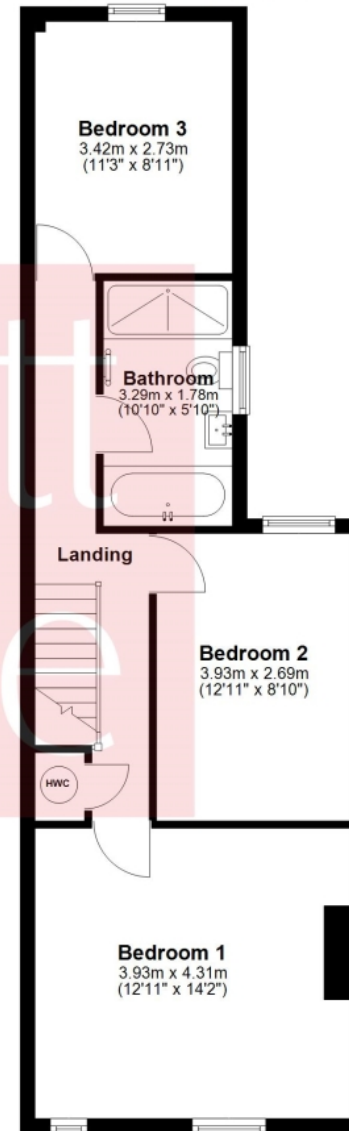
### Ground Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



### First Floor

Approx. 53.3 sq. metres (573.3 sq. feet)

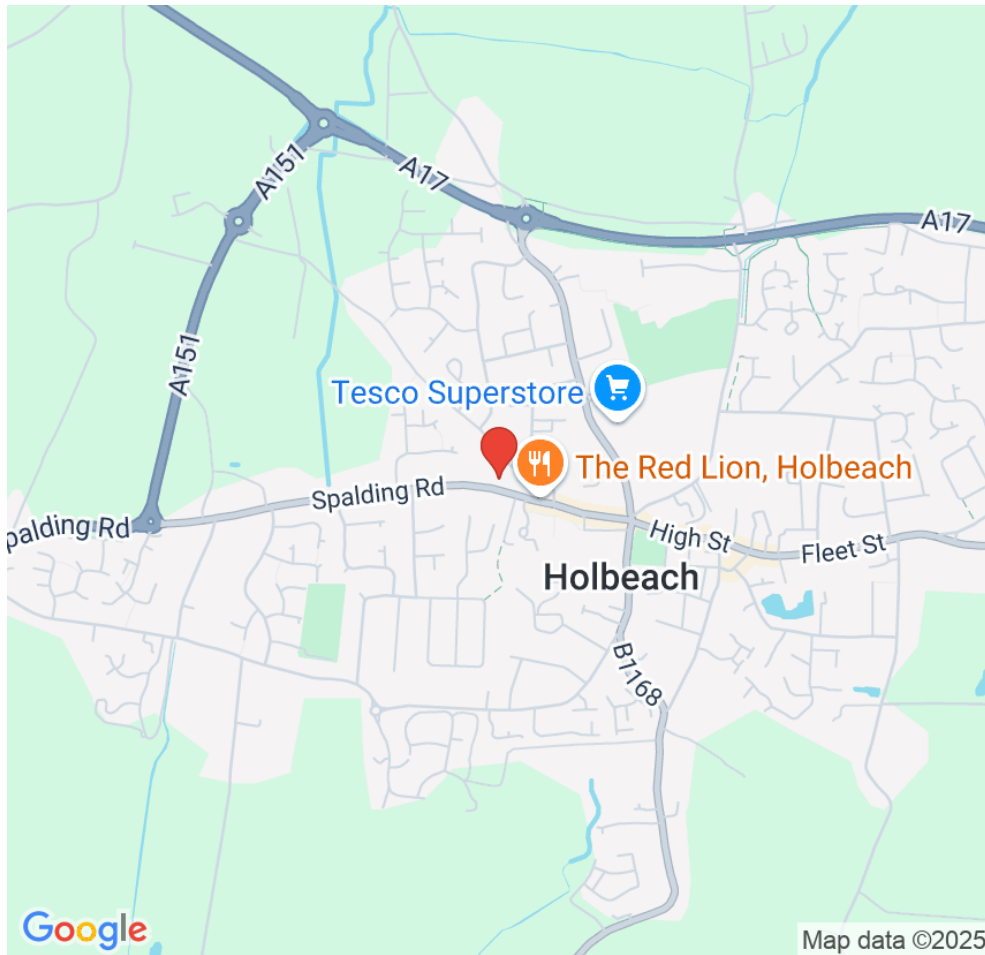


Total area: approx. 108.1 sq. metres (1163.8 sq. feet)

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**  
Mortgage & Protection Adviser

0330 912 0007

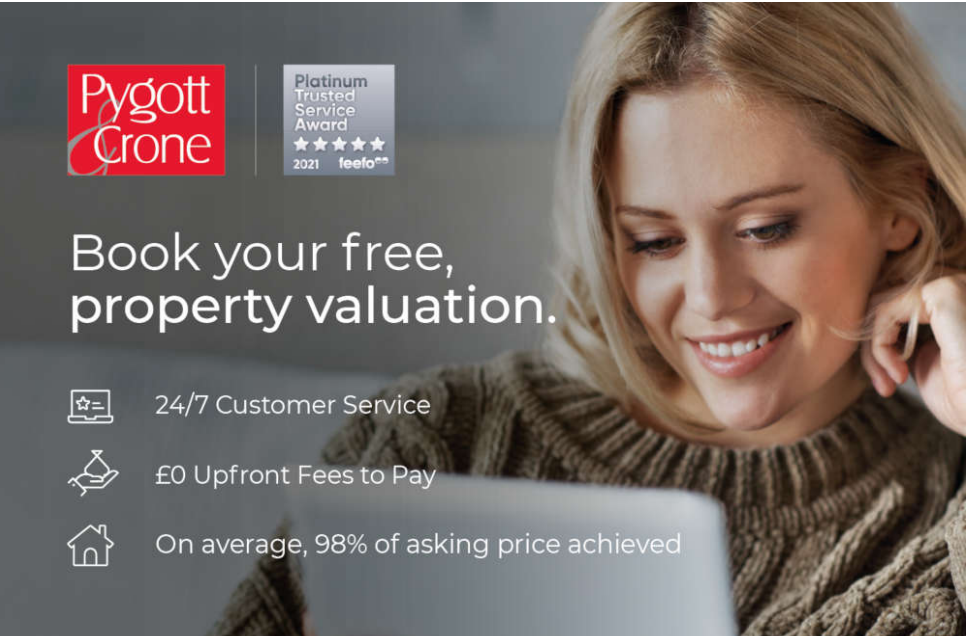
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12 Spalding Road, Holbeach  
is on the market with our Spalding branch

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