



20 Greenwich Avenue
Holbeach, Spalding, Lincolnshire, PE12 7JF

£290,000

4 Bedroom Detached House

- Freehold
- Four bedroom detached family home situated within a quiet residential area, offering easy access to Holbeach town centre
- Welcoming hallway entrance leading to a spacious family lounge and separate dining room
- Dining room benefiting from patio doors opening into a conservatory, ideal for entertaining and garden views
- Breakfast kitchen with ample storage and workspace, complemented by a separate utility room
- Four well-proportioned bedrooms to the first floor, with the bedrooms 1 & 2 boasting built-in wardrobes
- En-suite to bedroom 1
- Family bathroom serving the remaining bedrooms
- Enclosed, well-established rear garden with trees, plants and shrubs, plus off-road parking to the front leading to a single garage
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 20 Greenwich Avenue, Holbeach, Spalding, Lincolnshire, PE12 7JF](#)



Overview

Situated within a quiet area of Holbeach, this four-bedroom detached family home offers spacious and versatile accommodation, all within easy reach of Holbeach town centre and local amenities.



The property is entered via a welcoming hallway entrance, which provides access to a generous family lounge, ideal for relaxing and entertaining. A separate dining room offers further reception space and benefits from patio doors opening into a conservatory, creating a seamless flow between indoor and outdoor living. The well-appointed breakfast kitchen offers ample storage and workspace and is complemented by a separate utility room, adding to the practicality of the home. To the first floor, the property boasts four spacious bedrooms, making it ideal for family living. The bedrooms one and two benefit from built-in wardrobes and the main bedroom also has private en-suite shower room, while a family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. The enclosed rear garden is well established and comes to life in the summer months, featuring a variety of trees, plants, and shrubs, providing a pleasant and private outdoor space. To the front, off-road parking is available and leads to a single garage, offering additional storage or parking.

This well-presented home offers a fantastic opportunity for families seeking space, privacy, and convenience in a desirable Holbeach location.

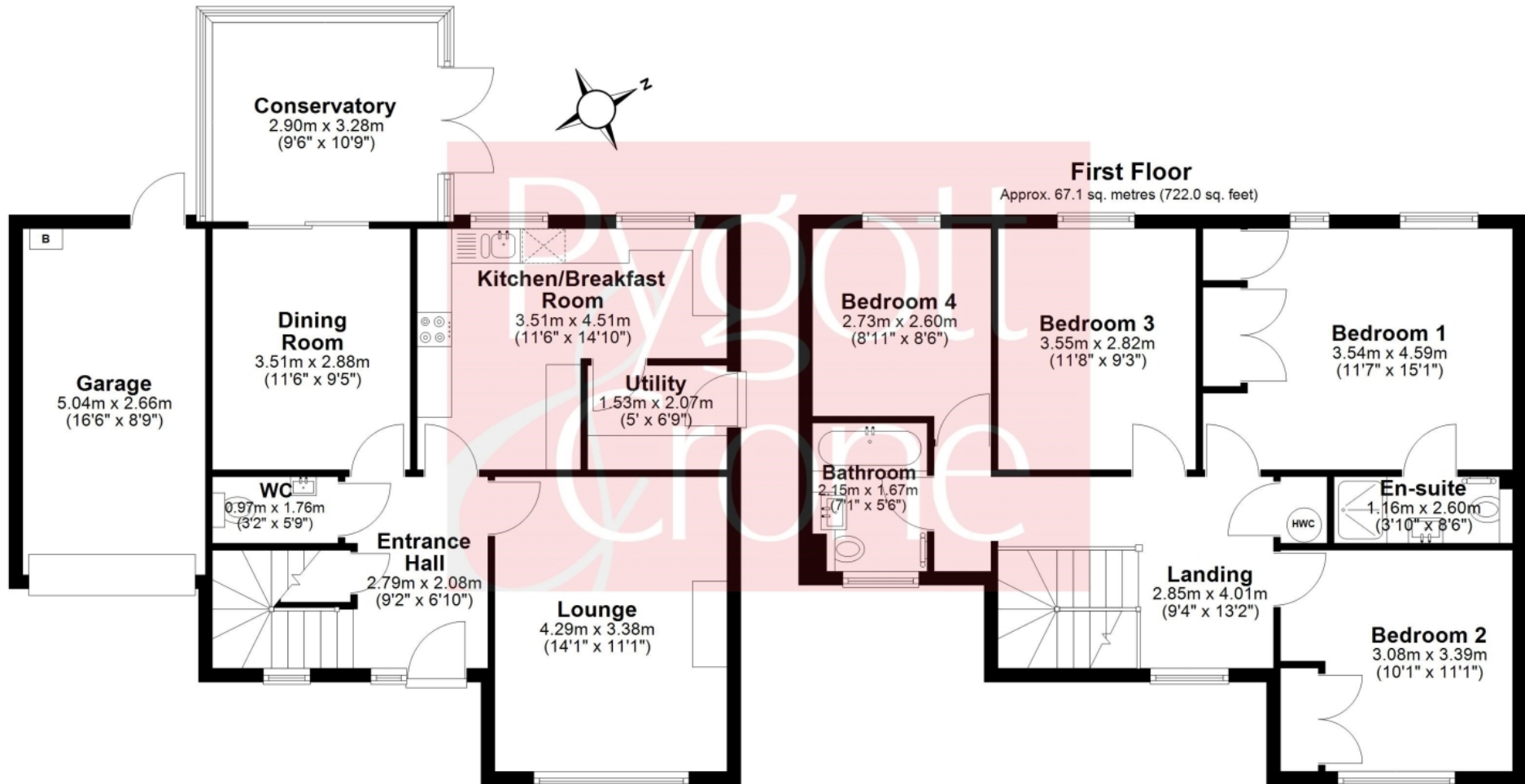
Please note:- this property sits on shared access to which leads to driveway.





Ground Floor

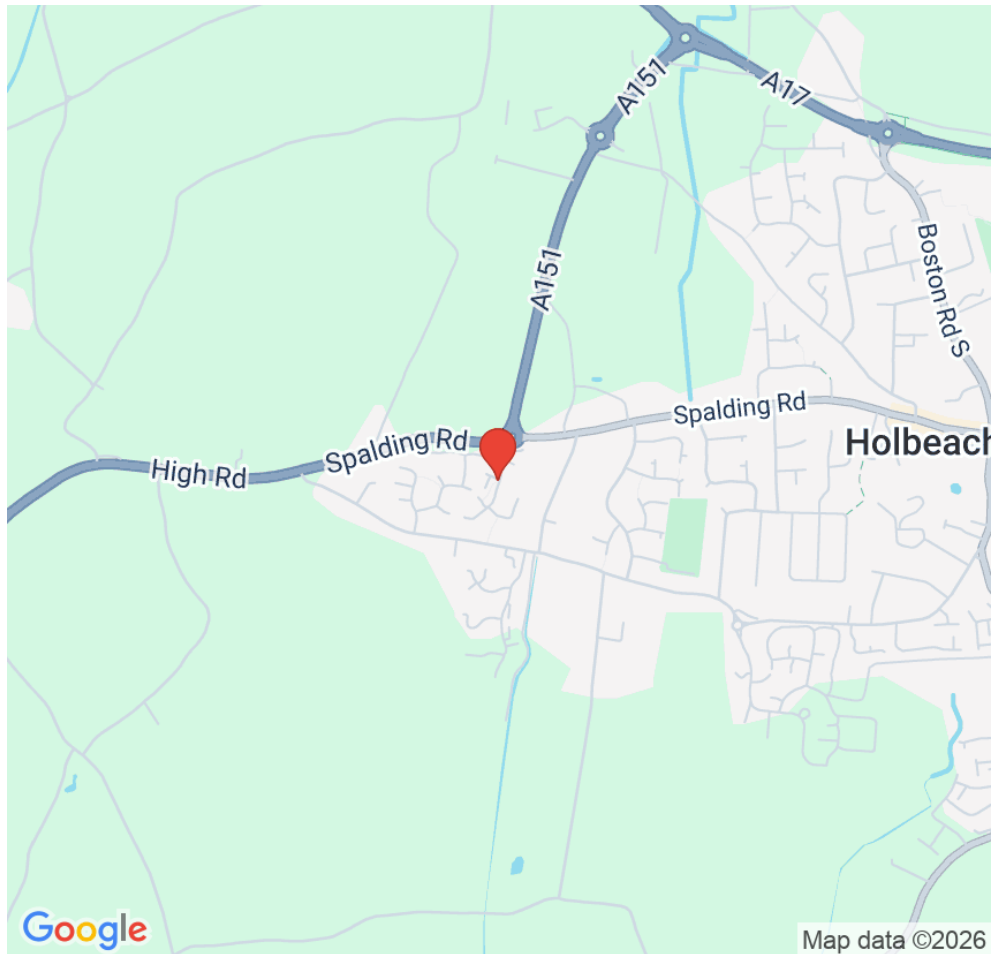
Approx. 76.7 sq. metres (825.3 sq. feet)



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



Location



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



Mortgage
Advice Bureau

Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

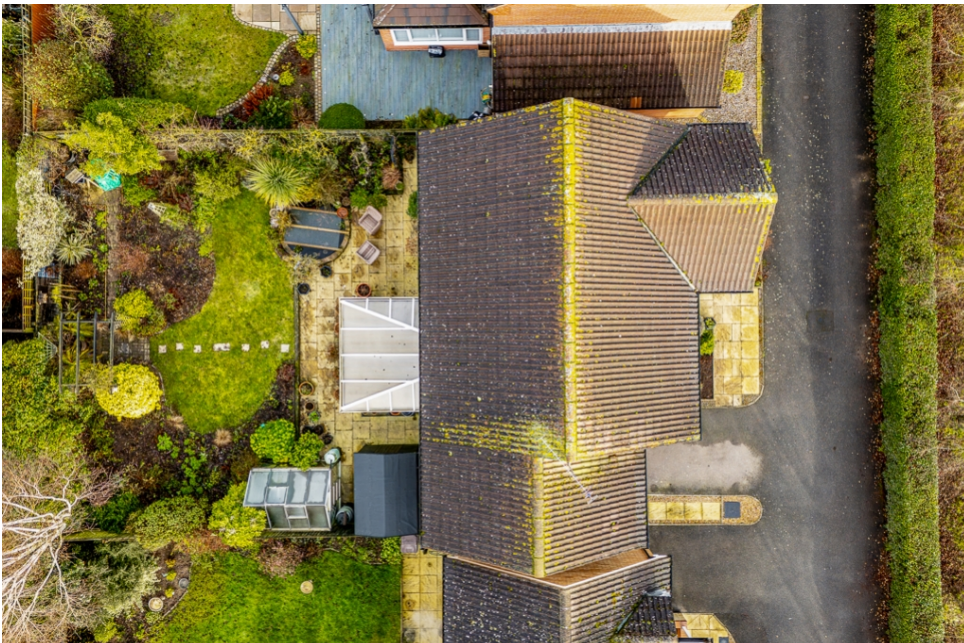
0330 912 0007

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.









Platinum
Trusted
Service
Award

★★★★★

2021 *feefo*

Book your free,
property valuation.

-  24/7 Customer Service
-  £0 Upfront Fees to Pay
-  On average, 98% of asking price achieved

Houses. Homes. Harmony.



20 Greenwich Avenue, Holbeach
is on the market with our Spalding branch

10 Bridge Street, Spalding PE11 1XA

01775 717360