



22 Marshlands Drive  
Holbeach, Spalding, Lincolnshire, PE12 7QQ

£170,000

## 2 Bedroom Semi-Detached Bungalow

- Freehold
- Semi-detached bungalow
- Two well-proportioned bedrooms
- Spacious lounge & conservatory
- Breakfast kitchen
- Family bathroom
- Enclosed, low-maintenance rear garden
- Ample off-road parking
- Convenient location near Holbeach town centre
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 22 Marshlands Drive, Holbeach, Spalding, Lincolnshire, PE12 7QQ](#)



## Overview

Situated within easy reach of Holbeach town centre, this well-presented semi-detached bungalow offers comfortable living accommodation and the added benefit of no onward chain.

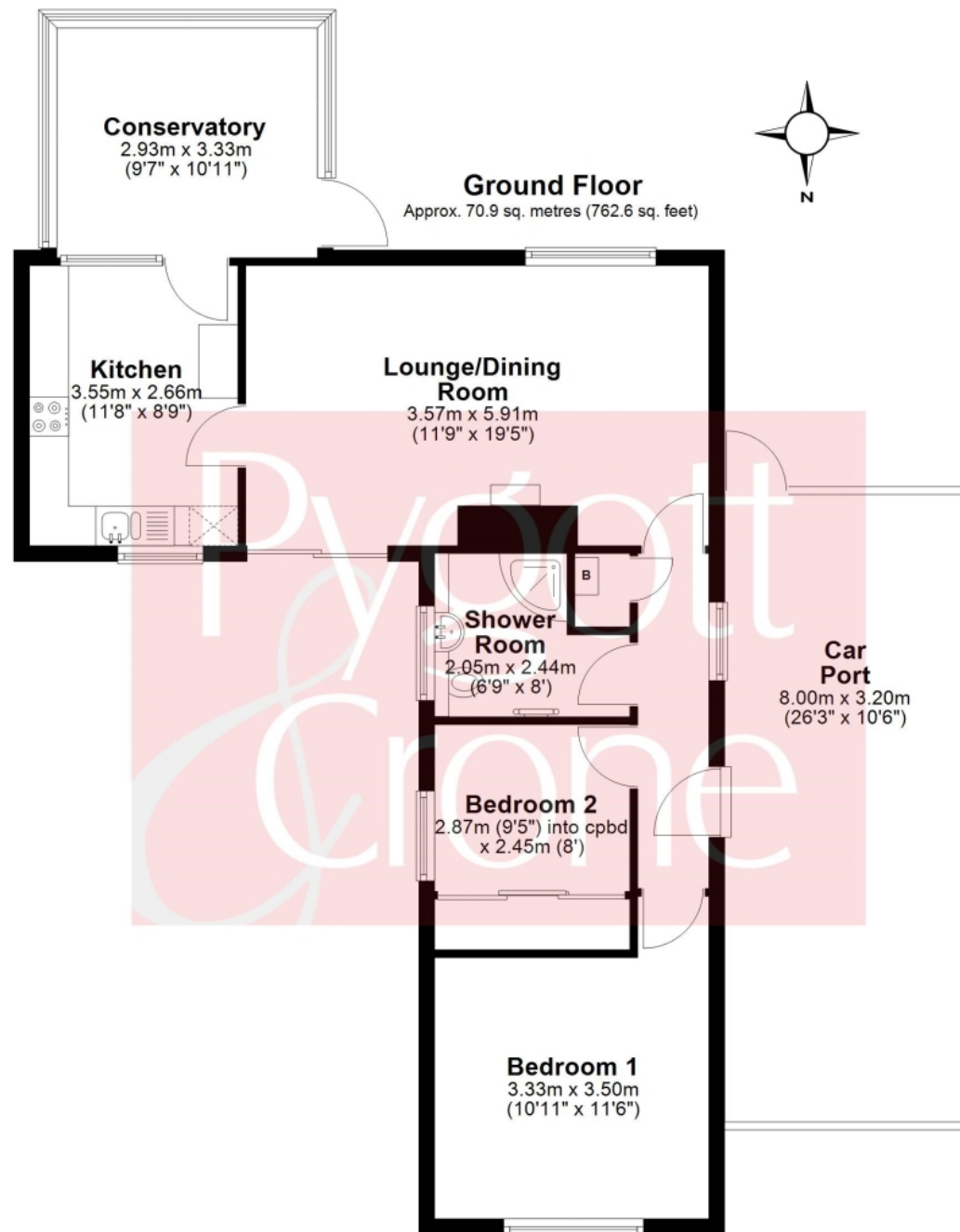
The property welcomes you through a hallway entrance leading to a spacious lounge area, perfect for relaxing or entertaining. A bright conservatory overlooks the rear garden, providing additional living space to enjoy throughout the year. The breakfast kitchen offers ample storage and workspace, while the family shower room and two good-sized bedrooms complete the internal layout.

Outside, the property features an enclosed, easily maintained rear garden, ideal for those seeking a manageable outdoor space. To the front, there is ample off-road parking, ensuring convenience for residents and visitors alike. This delightful bungalow is perfectly suited for those looking to downsize, invest, or step onto the property ladder — all within close proximity to local amenities and transport links.

Agent Note: The sale is subject to a Grant of Representation (Probate) which has been applied for but has not been granted.







Total area: approx. 70.9 sq. metres (762.6 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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### 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.



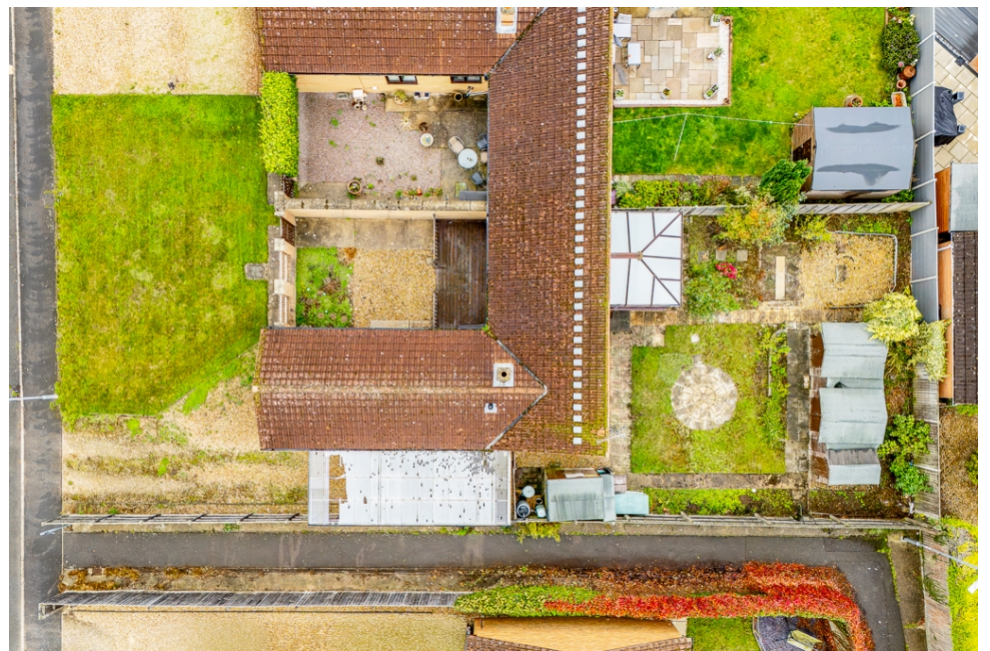
**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

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.







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