



16 Clough Road Holbeach Bank
Holbeach, Spalding, Lincolnshire, PE12 8BW

£245,000

2 Bedroom Detached Bungalow

- Freehold
- Semi rural location
- Detached Bungalow
- 2 well proportioned bedrooms
- Lounge with Log burner
- Breakfast Kitchen
- Garden Room
- Well established garden
- Ample off road parking
- EPC Rating - E, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 16 Clough Road Holbeach Bank, Holbeach, Spalding, Lincolnshire, PE12 8BW](#)



Overview

Situated in a desirable semi-rural location, this well-presented two bedroom detached bungalow offers a fantastic opportunity for buyers seeking peace and space with easy access to nearby amenities.

The property briefly comprises an entrance porch, a cosy lounge featuring a log burner for those colder evenings, a fitted kitchen, and a bright and airy garden room overlooking the garden. There are two well-proportioned bedrooms and a family bathroom.

Outside, the bungalow boasts a generous, well-established rear garden with a decking area—perfect for outdoor entertaining. To the front, there is ample off-road parking, providing convenience for multiple vehicles.

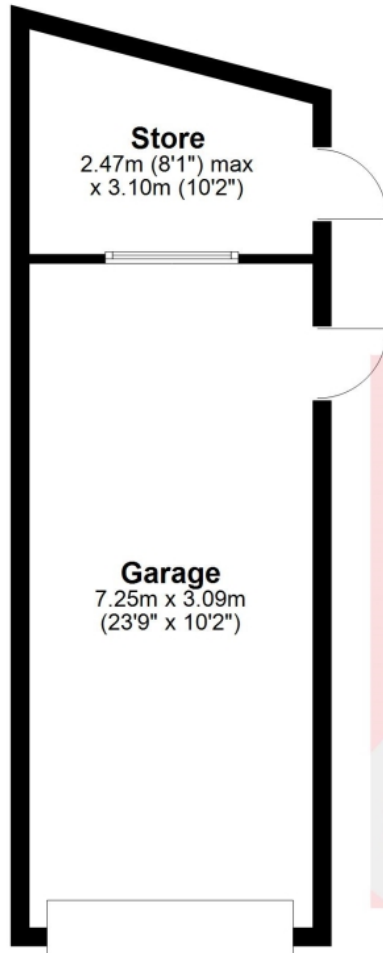
Agent Note- the partial driveway to this property has shared responsibilities with the neighbour by mutual agreement.





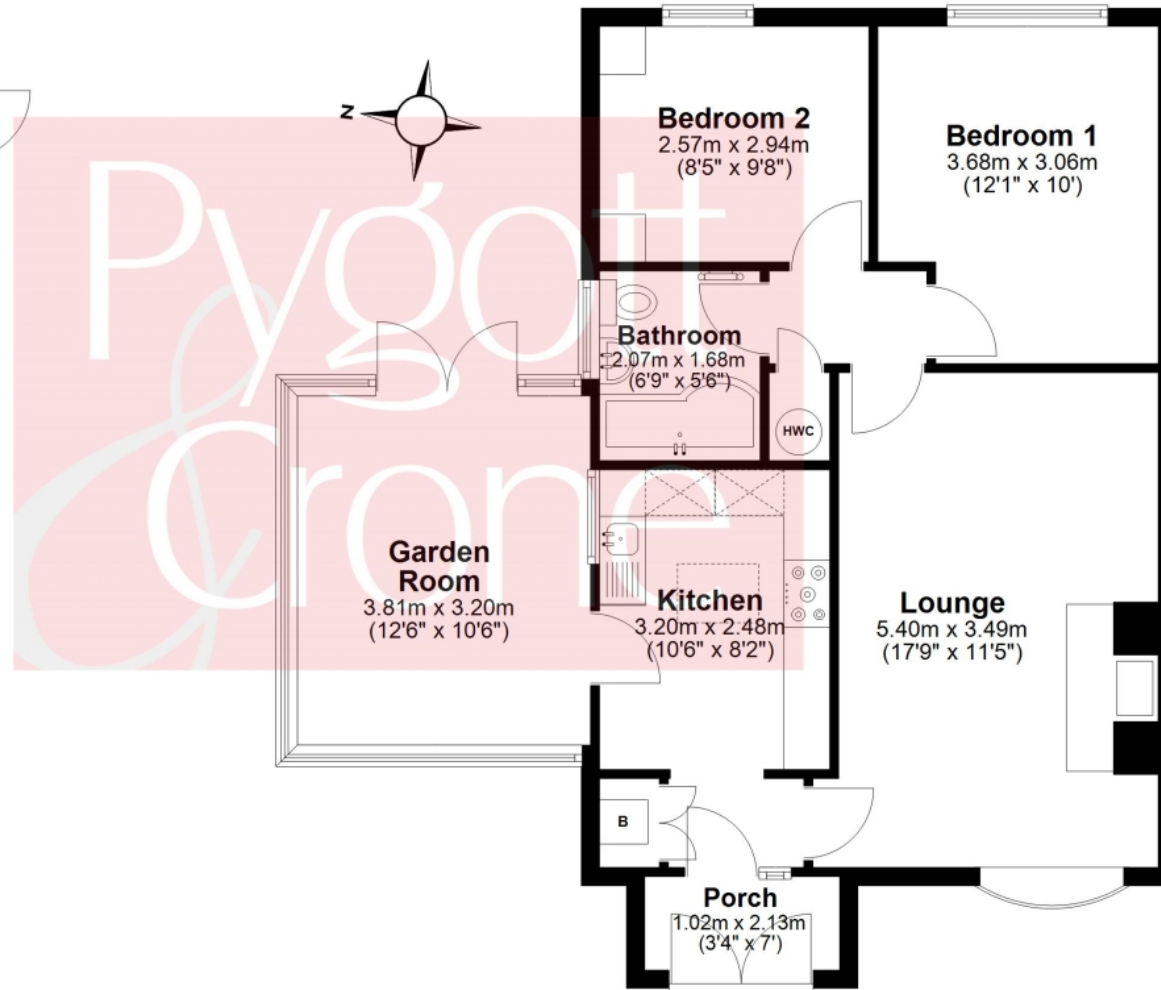
Garage to Rear

Approx. 29.1 sq. metres (312.9 sq. feet)



Ground Floor

Approx. 70.7 sq. metres (761.3 sq. feet)



Total area: approx. 99.8 sq. metres (1074.1 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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