



12 Battlefields Lane South  
Holbeach, Spalding, Lincolnshire, PE12 7PH

£230,000

## 4 Bedroom Semi-Detached House

- Freehold
- Ideally situated in the heart of Holbeach
- Open-Plan Lounge & Dining Area
- Modern Breakfast Kitchen & Utility Room
- Flexible Ground Floor Layout
- 3 Good Sized Upstairs Bedrooms & Family Bathroom
- Private Garden
- Ample off-road parking.
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 12 Battlefields Lane South, Holbeach, Spalding, Lincolnshire, PE12 7PH](#)



## Overview

Located in a central Holbeach position, this beautifully presented four bedroom semi-detached home offers generous living accommodation throughout and is ideally situated close to well-regarded local schools and a wide range of town amenities.



The property welcomes you with a spacious entrance hallway leading through to an impressive open-plan lounge and dining area, complete with large patio doors opening onto the rear garden — perfect for family living and entertaining. The breakfast kitchen provides ample space for cooking and casual dining, complemented by a large utility area offering additional storage and practicality. The ground floor also benefits from an upgraded shower wet room and a versatile double bedroom featuring built-in wardrobes — ideal for guests, multi-generational living, or a home office. Upstairs, the property boasts three well-proportioned bedrooms and a contemporary family bathroom, creating a comfortable and flexible space for the whole family.

Outside, the enclosed rear garden is mainly laid to lawn with two large storage sheds and a spacious patio area — perfect for summer relaxation or outdoor dining. To the front, the fenced and gravelled driveway provides ample off-road parking.

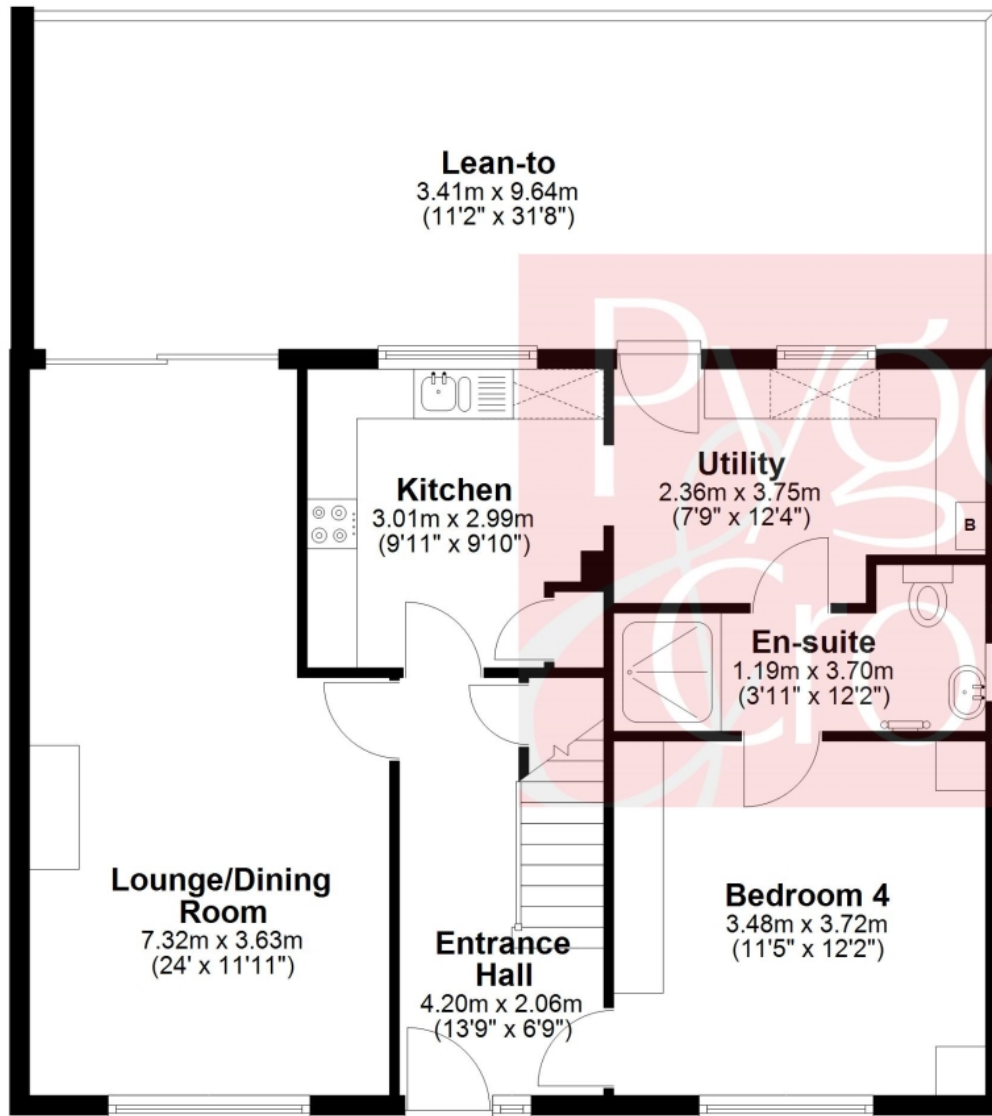
This property offers a superb balance of modern comfort, space, and convenience — an ideal family home ready to move straight into.





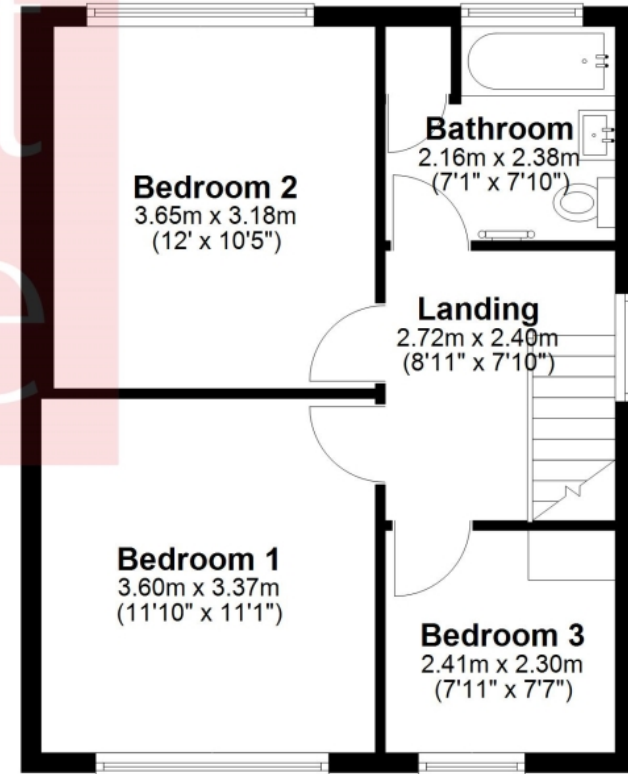
## Ground Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 112.6 sq. metres (1211.9 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

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