



The Sycamores, Leadenhall Road, Holbeach
St. Marks

Holbeach, Spalding, Lincolnshire, PE12 8EY

£160,000

2 Bedroom Link Detached House

- Freehold
- Open Views
- No Onward Chain
- Link Detached House
- 2 Double Bedrooms
- Generous Size Enclosed Rear Garden
- Lounge
- Kitchen/Dining Room
- Conservatory
- Off Road Parking and Garage
- EPC Rating - D, Council Tax Band - B

Click [here](#) to access the Energy Performance Certificate for The Sycamores, Leadenhall Road, Holbeach St. Marks, Holbeach, Spalding, Lincolnshire, PE12 8EY



Overview

Benefitting from no onward chain and situated in a peaceful village environment, Pygott and Crone are pleased to offer for sale this two double bedroom link detached house located in the popular village of Holbeach St Marks. The property is conveniently located within a short distance to the local primary school and further amenities are available in the nearby town of Holbeach. Also having good access to road links, the property offers spacious living in this semi rural setting and viewing is highly recommended.



Boasting a generous size enclosed rear garden with open views across neighbouring farmland, a timber storage shed and a range of trees and shrubs. To the front there is off road parking for multiple vehicles and a garage.

The accommodation comprises of Front Entrance Door opening to the Porch, Inner Hallway, Lounge with an open fire, Kitchen/Dining Room with a pantry cupboard and having French doors opening to the conservatory, with door to the rear garden. Upstairs continues with Two Double Bedrooms and a Family Bathroom.

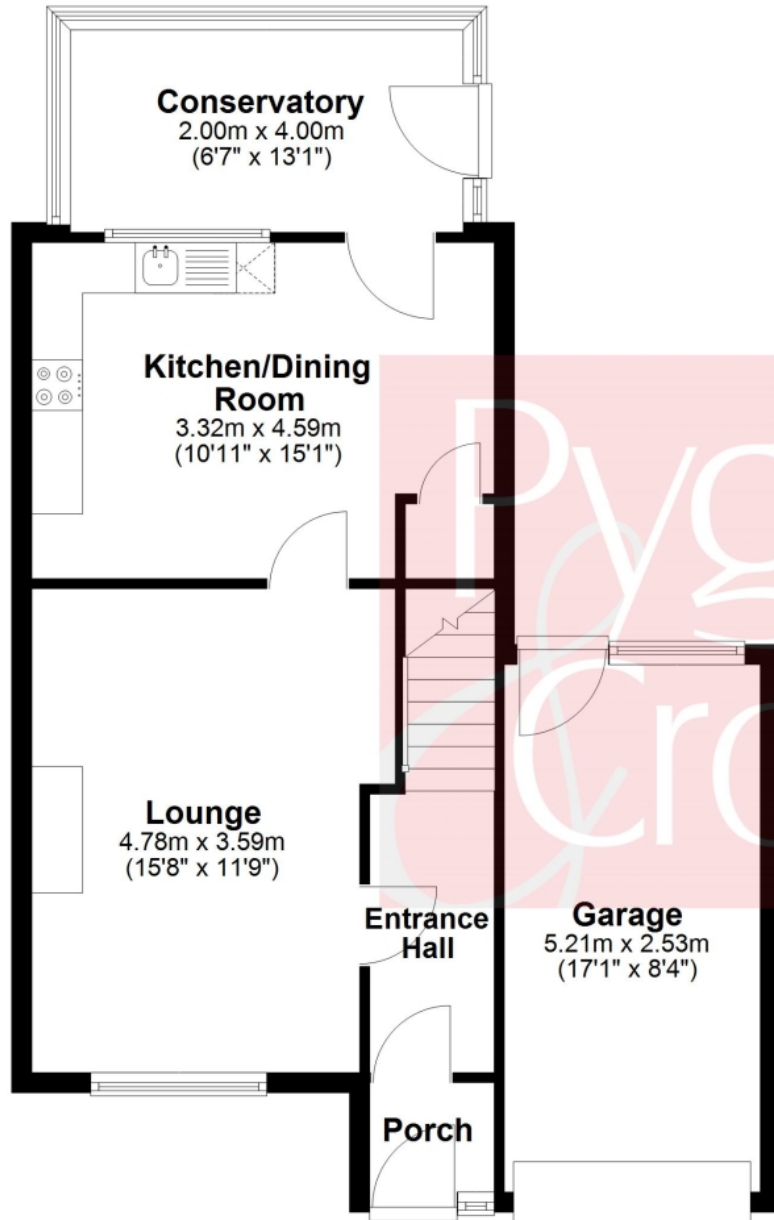
Outside the property is approached over a gravel driveway which provides off road parking and leads to the garage. There is also a lawned area and a gate which provides access to the rear. To the rear the garden is predominately laid to lawn, there is a paved patio area, a variety of plants and shrubs and a timber summer house.





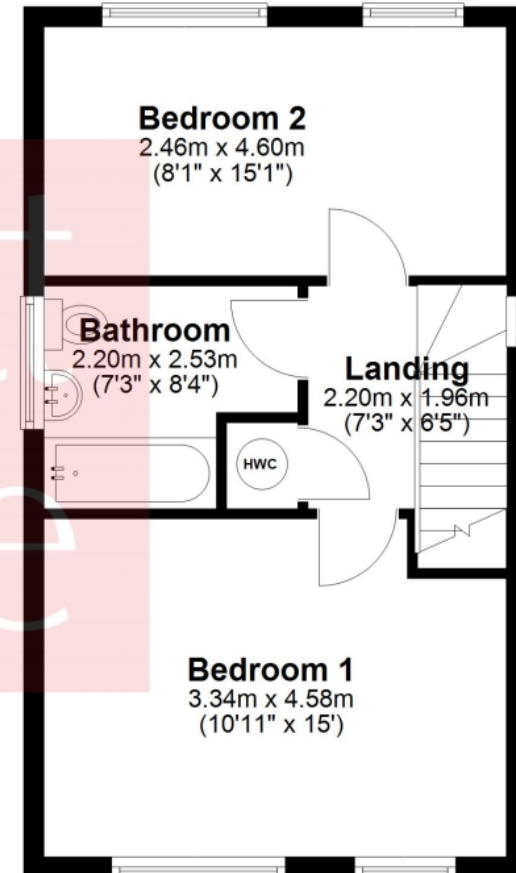
Ground Floor

Approx. 61.1 sq. metres (657.1 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 98.6 sq. metres (1061.8 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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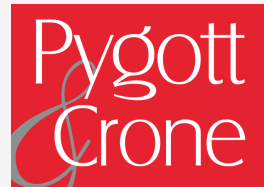
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





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is on the market with our Spalding branch

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