



1 Stukeley Road
Holbeach, Spalding, Lincolnshire, PE12 7LQ

£240,000

3 Bedroom Detached House

- Freehold
- Detached Period Property
- Separate Two Storey Detached Barn
- Three Double Bedrooms
- Lounge and Dining Room
- Breakfast Kitchen and Large Walk in Pantry
- Utility Room
- Upstairs Family Bathroom & Downstairs Cloakroom
- Central Location
- Enclosed Rear Garden/Parking
- EPC Rating - D, Council Tax Band-A

[Click here to access the Energy Performance Certificate for 1 Stukeley Road, Holbeach, Spalding, Lincolnshire, PE12 7LQ](#)



Overview

Nestled in the very heart of Holbeach town, this charming three double bedroom detached period property offers a rare blend of character, space and convenience. With some original features, the home exudes timeless appeal while providing comfortable and versatile living for modern family life and offers a separate two storey detached barn to the rear.



The ground floor welcomes you with an entrance hall leading to a bright and inviting lounge, complete with period detailing and large windows that flood the space with natural light. A separate dining room provides the perfect setting for entertaining, whilst the breakfast kitchen offers ample storage and workspace and a large walk in pantry, with potential for further enhancement. There is a separate utility room and also a downstairs cloakroom. Upstairs, the property boasts three double bedrooms, each full of character, alongside a family bathroom. The layout offers flexibility for growing families, home working or guest accommodation.

Externally, the home benefits from a private garden, ideal for relaxing, outdoor dining or off road parking. There is a further two storey detached barn which has potential for an annexe (but currently being used as an office/workshop) subject to relevant planning permissions. It also has its own 3phase electricity supply. In addition there is a timber workshop to the side of the barn. Positioned within easy reach of local amenities, shops, schools, and transport links, this unique home combines the charm of a period home and additional outbuilding with the practicality of a central location.







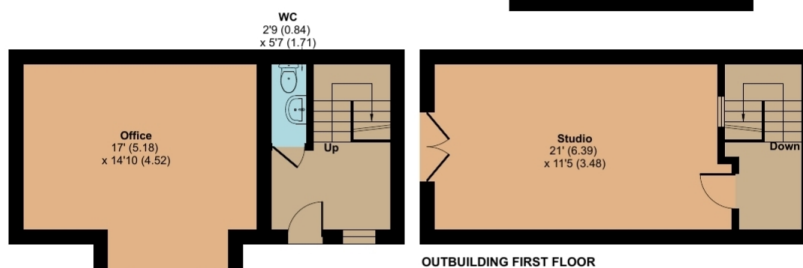
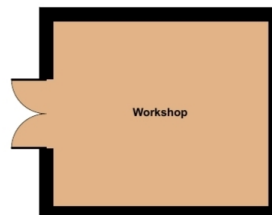
Stukeley Road, Holbeach, Spalding, PE1

Approximate Area = 1260 sq ft / 117 sq m (exclude workshop)

Outbuildings = 622 sq ft / 57.7 sq m

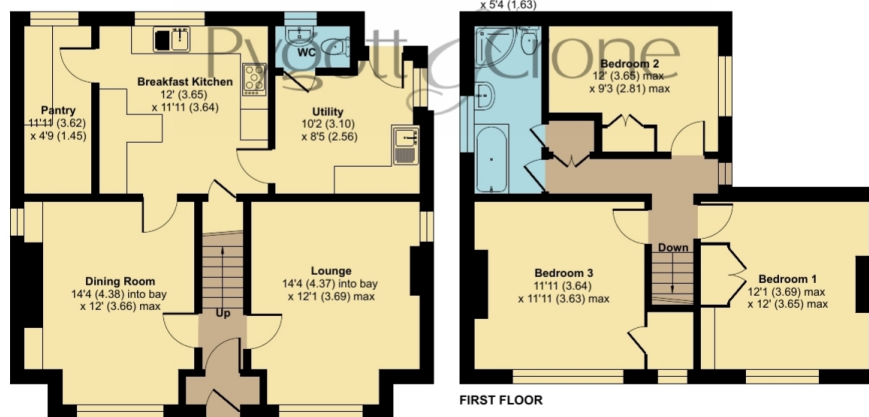
Total = 1882 sq ft / 174.7 sq m

For identification only - Not to scale



OUTBUILDING FIRST FLOOR

OUTBUILDING GROUND FLOOR

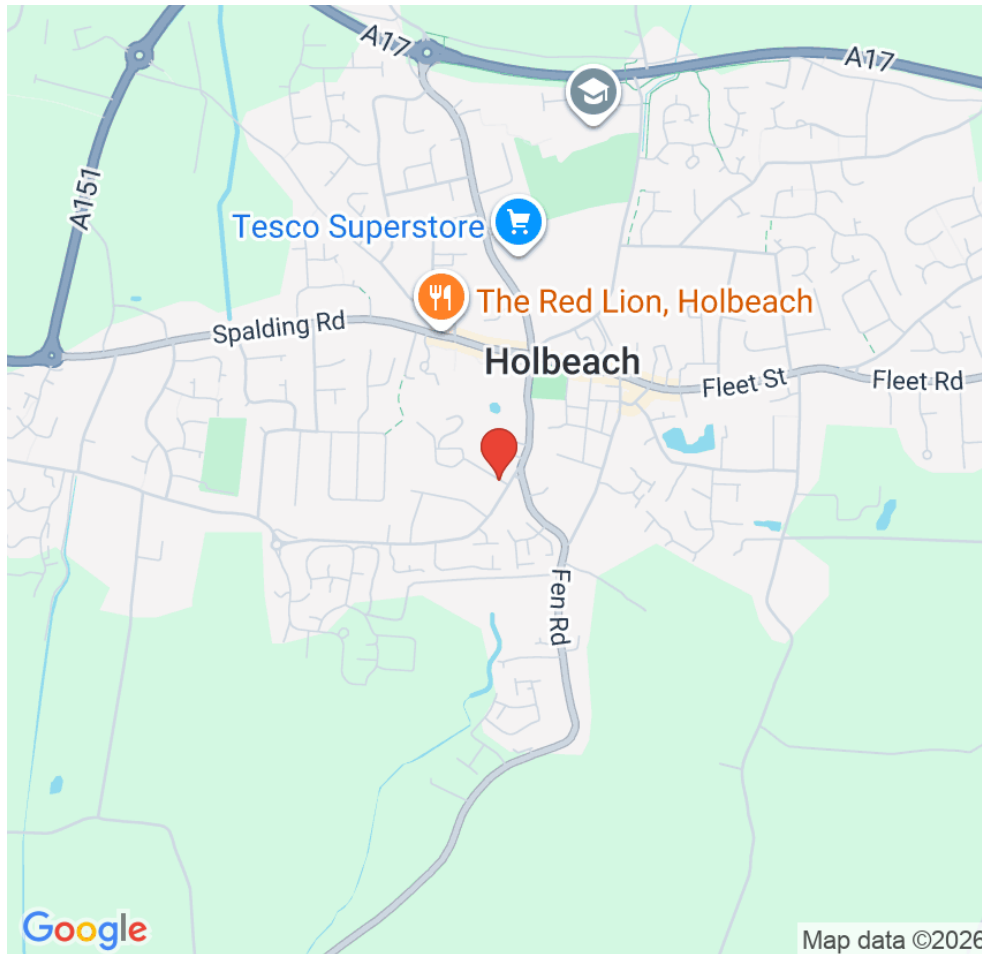


GROUND FLOOR

FIRST FLOOR



Location



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



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