



6 Washway Road
Holbeach, Spalding, Lincolnshire, PE12 7PE

Guide Price
£210,000

3 Bedroom Semi-Detached House

- Freehold
- For Sale by Auction – T & C's apply
- Buyers fees apply
- Three-bedroom semi-detached house
- Off-street parking
- Spacious front and rear gardens
- Rear garden approximately 60ft x 25ft
- Open fields to the rear
- Lounge and kitchen/dining room
- Entrance porch
- Scope for updating and improvement
- EPC Rating - E, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 6 Washway Road, Holbeach, Spalding, Lincolnshire, PE12 7PE](#)



Overview

Modern Method of Auction - T & Cs Apply

Situated in a pleasant position on Washway Road with open fields to the rear, this three-bedroom semi-detached home offers spacious accommodation, generous gardens, and excellent potential for buyers looking to modernise and add their own style.

Internally, the ground floor comprises an entrance hall, lounge, and a spacious kitchen, dining room ideal for family living and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom. The property benefits from off-street parking, a good-sized front garden, and a substantial rear garden measuring approximately 60ft wide by 25ft long, backing onto open fields for a lovely rural outlook.

While the property would benefit from some updating and cosmetic improvement, it presents a fantastic opportunity for first-time buyers, families, or investors seeking a home with great potential in a popular location.

Please note:- there is a shared roadway that runs past the back of the property.







Washway Road, Holbeach, Spalding, PE12

Approximate Area = 995 sq ft / 92.4 sq m

Outbuildings = 366 sq ft / 34 sq m

Total = 1361 sq ft / 126.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1459404



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



Location



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



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Josh Campbell-Foreman
Mortgage & Protection Adviser

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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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