



16 Greenfields
Holbeach, Spalding, Lincolnshire, PE12 7BJ

£260,000

3 Bedroom Detached House

- Freehold
- Well-presented three-bedroom detached family home within easy reach of Holbeach town centre.
- Welcoming entrance hallway leading to a spacious lounge and dining area with patio doors to the rear garden.
- Well-appointed breakfast kitchen with ample storage, separate utility room and downstairs cloakroom.
- Three good-sized first-floor bedrooms served by a family bathroom.
- Enclosed rear garden, mainly laid to lawn with established plants, shrubs and trees.
- Off-road parking and a single garage.
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 16 Greenfields, Holbeach, Spalding, Lincolnshire, PE12 7BJ](#)



Overview

Situated within easy reach of Holbeach town centre, this attractive three-bedroom detached family home offers spacious, well-presented accommodation, perfectly suited to modern family living.

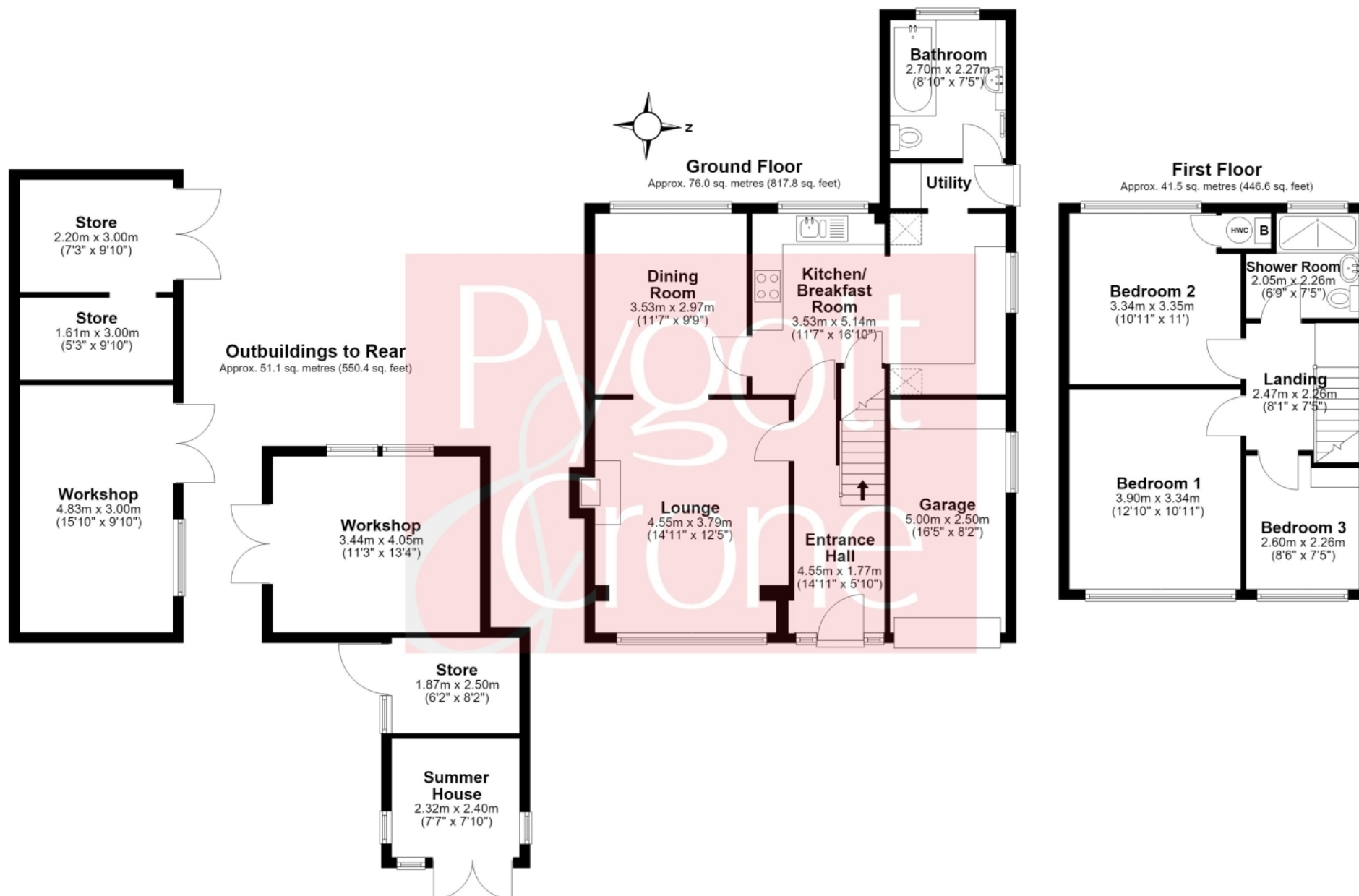
The property enjoys a welcoming entrance hallway which leads into a generous lounge and dining area, thoughtfully designed with family life in mind. Flooded with natural light, the dining area benefits from patio doors opening onto the rear garden, creating an ideal space for both entertaining and everyday living. The well-appointed breakfast kitchen offers ample storage and workspace, complemented by a practical utility room and a convenient downstairs bathroom. To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation, together with a family shower room .

Outside, the enclosed rear garden is predominantly laid to lawn and is attractively enhanced with a variety of established plants, shrubs and trees, providing a pleasant outdoor space for the whole family to enjoy. To the front of the property, there is off-road parking and access to a single garage.

Offering a fantastic combination of space, presentation and a convenient location, this delightful home is an excellent opportunity for families and those looking to enjoy all that Holbeach has to offer.







Total area: approx. 168.6 sq. metres (1814.7 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

0330 912 0007

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.







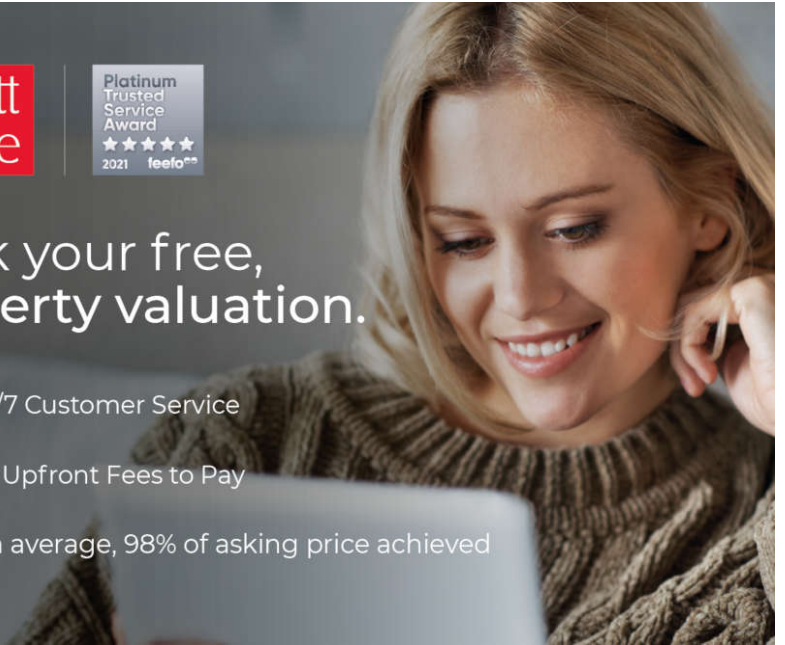







Book your free, property valuation.

-  24/7 Customer Service
-  £0 Upfront Fees to Pay
-  On average, 98% of asking price achieved



Pygott Plus⁺

YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use




Houses. Homes. Harmony.



16 Greenfields, Holbeach
is on the market with our Spalding branch

10 Bridge Street, Spalding PE11 1XA

01775 717360