



48 Boston Road South
Holbeach, Spalding, Lincolnshire, PE12 7LX

£350,000

2 Bedroom Detached Bungalow

- Freehold
- Generous 0.21 acre plot
- Charming Detached Bungalow
- No Onward Chain
- Two Double Bedrooms, Ensuite Wet Room
- Family Shower Room
- Kitchen/Dining Room
- Dual Aspect Lounge, Snug
- Utility & Cloakroom
- Generous Driveway & Garage
- Enclosed Rear Garden, Convenient Location
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 48 Boston Road South, Holbeach, Spalding, Lincolnshire, PE12 7LX](#)



Overview

Occupying a generous plot approaching 1/4 of an acre, situated in a prime location within the market town of Holbeach, this charming detached bungalow is being offered for sale with no onward chain. Boasting almost 1600 sqft of accommodation, located within easy reach of the town centre, Tesco and the local amenities, the property offers flexible and versatile accommodation with plenty of natural light throughout, ideal for those seeking single storey living or families alike.



Formerly a 3 bed, the owners changed the layout to meet their own needs and requirements. The boasts a spacious entrance porch, a bright and welcoming hallway, kitchen and dining space providing ample storage and workspace with potential for modernisation to suit individual tastes, separate utility and cloakroom, spacious dual aspect family lounge with bay window, the principal bedroom has built in wardrobes and an ensuite wet room, bedroom 2 also has a bay window and has an adjoining snug with access to the rear garden and there is a family shower room. This established bungalow combines comfort, convenience, and potential, making it a fantastic opportunity for a range of buyers.

Externally, to the rear, the property has an easily maintained garden area which is well established, and offers a private outdoor space ideal for gardening or enjoying the warmer months. The space is designed for ease of maintenance with lawned areas, gravelled areas, paved patio areas, a timber pergola seating and a variety of plants and shrubs provide an array of colour. There is also a greenhouse, 2 timber sheds and a timber workshop. To the front of the property a block paved driveway provides convenient off road parking for ample vehicles and continues down the side leadings to a single garage/workshop. The front garden is laid to gravel for ease of maintenance or further parking if required and has a variety of plants to border.

To appreciate all the property has to offer book a viewing today with your local Pygott and Crone team.

Agents Note:- The sale is subject to a Grant of Representation (Probate) is to be applied for but has not been granted. The property has solar panels for the hot water and heating which are owned by the property.

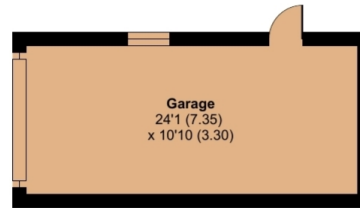




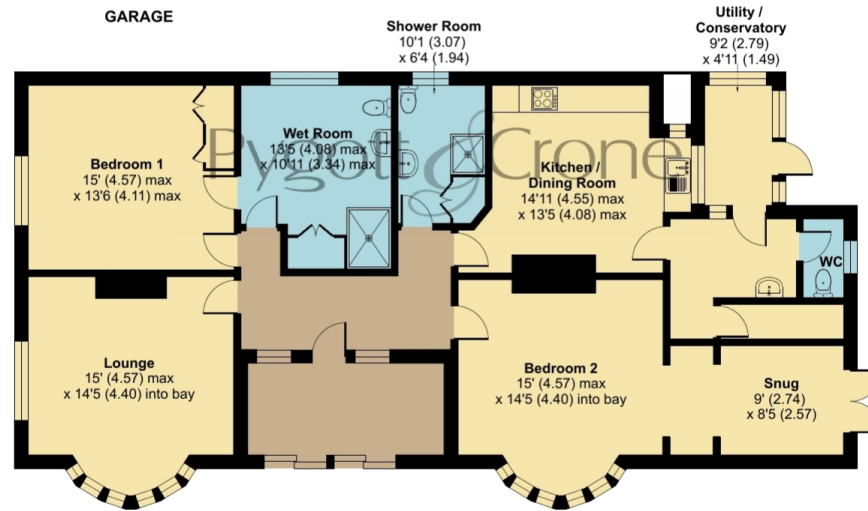
Boston Road South, Holbeach, Spalding, PE12

Approximate Area = 1570 sq ft / 145.8 sq m
Garage = 261 sq ft / 24.2 sq m
Total = 1831 sq ft / 170 sq m

For identification only - Not to scale



GARAGE

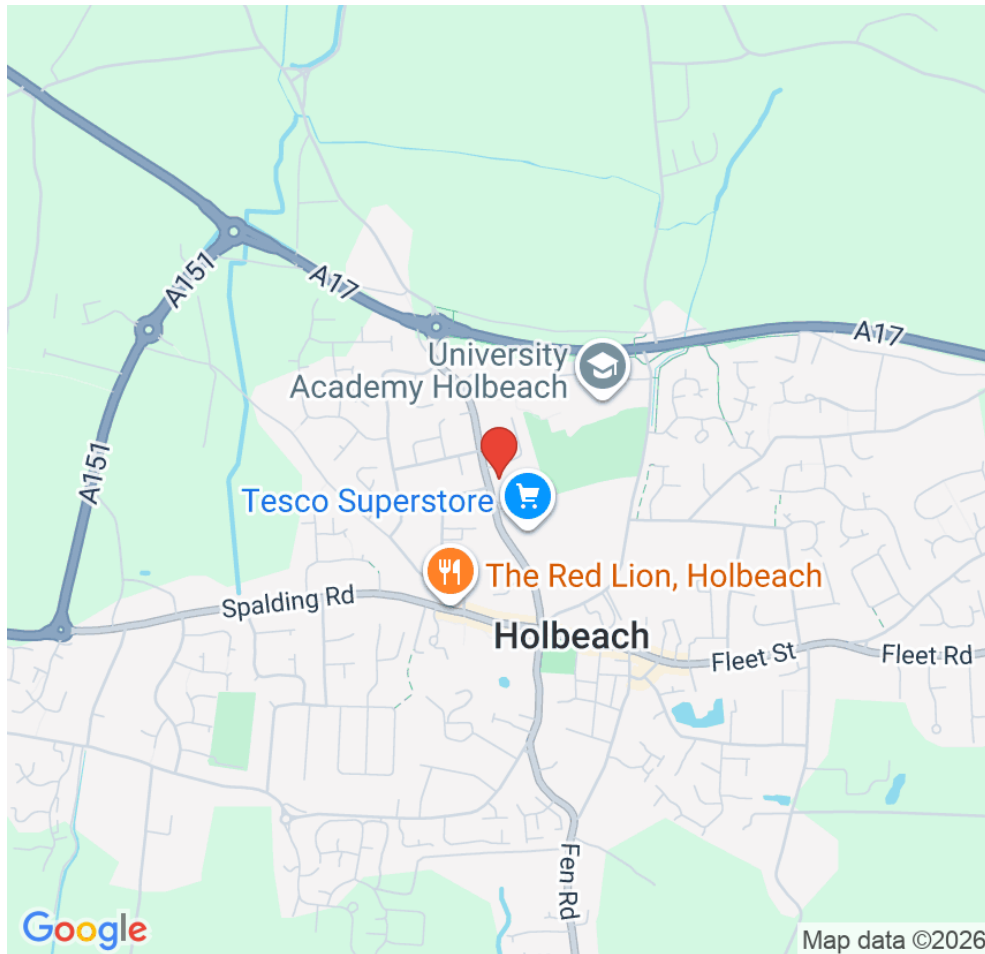


GROUND FLOOR

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: 1452136



Location



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Josh Campbell-Foreman
Mortgage & Protection Adviser

0330 912 0007

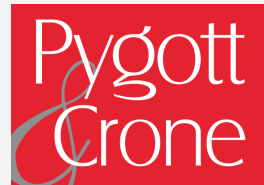
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.





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48 Boston Road South, Holbeach
is on the market with our Spalding branch

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