



9 Greenwich Avenue
Holbeach, Spalding, PE12 7JF

Offers Over
£290,000

4 Bedroom Detached House

- Freehold
- 4 Bedroom detached family home situated in a quiet shared cul-de-sac in the popular town of Holbeach
- Welcoming entrance hallway leading to a spacious family lounge, ideal for relaxing and entertaining
- Separate dining room with patio doors opening onto the rear garden, plus a well-appointed breakfast kitchen and utility room
- 4 generously sized bedrooms, with built-in wardrobes to bedrooms one and two, and an en-suite to the main bedroom
- Low-maintenance rear garden mainly laid to lawn with patio seating area and a separate bar space, perfect for hosting
- Off-road parking to the front along with a single garage, all within easy reach of local amenities and the town centre
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 9 Greenwich Avenue, Holbeach, Spalding, PE12 7JF](#)



Overview

Situated within a quiet cul-de-sac location in the popular town of Holbeach, this well-presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living and within easy reach of the town centre and local amenities.



The property is entered via a welcoming hallway, providing access to a generous family lounge, perfect for both relaxing and entertaining. A separate dining room offers additional reception space and benefits from patio doors opening onto the rear garden, creating a seamless indoor-outdoor flow. The well-appointed breakfast kitchen provides ample storage and workspace, complemented by a separate utility room for added convenience. To the first floor, the home offers four spacious bedrooms, making it perfectly suited to family life. Bedrooms one and two benefit from built-in wardrobes, with the main bedroom also enjoying a private en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the rear garden is designed for ease of maintenance, being predominantly laid to lawn with a patio seating area, ideal for outdoor dining. A separate bar space provides a fantastic area for hosting friends and family. To the front, the property benefits from off-road parking and a single garage.

Located within a shared cul-de-sac, this attractive home offers both privacy and convenience, making it an excellent choice for families.





Greenwich Avenue, Holbeach, Spalding, PE12

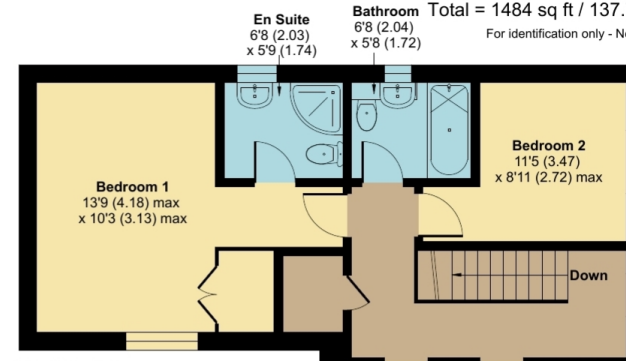


Approximate Area = 1326 sq ft / 123.1 sq m

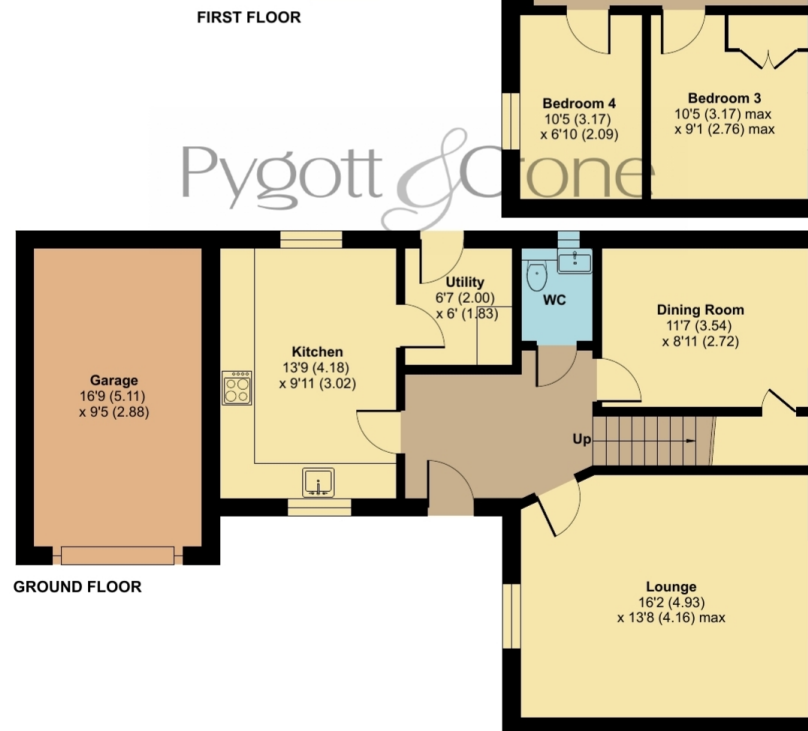
Garage = 158 sq ft / 14.6 sq m

Total = 1484 sq ft / 137.7 sq m

For identification only - Not to scale



FIRST FLOOR

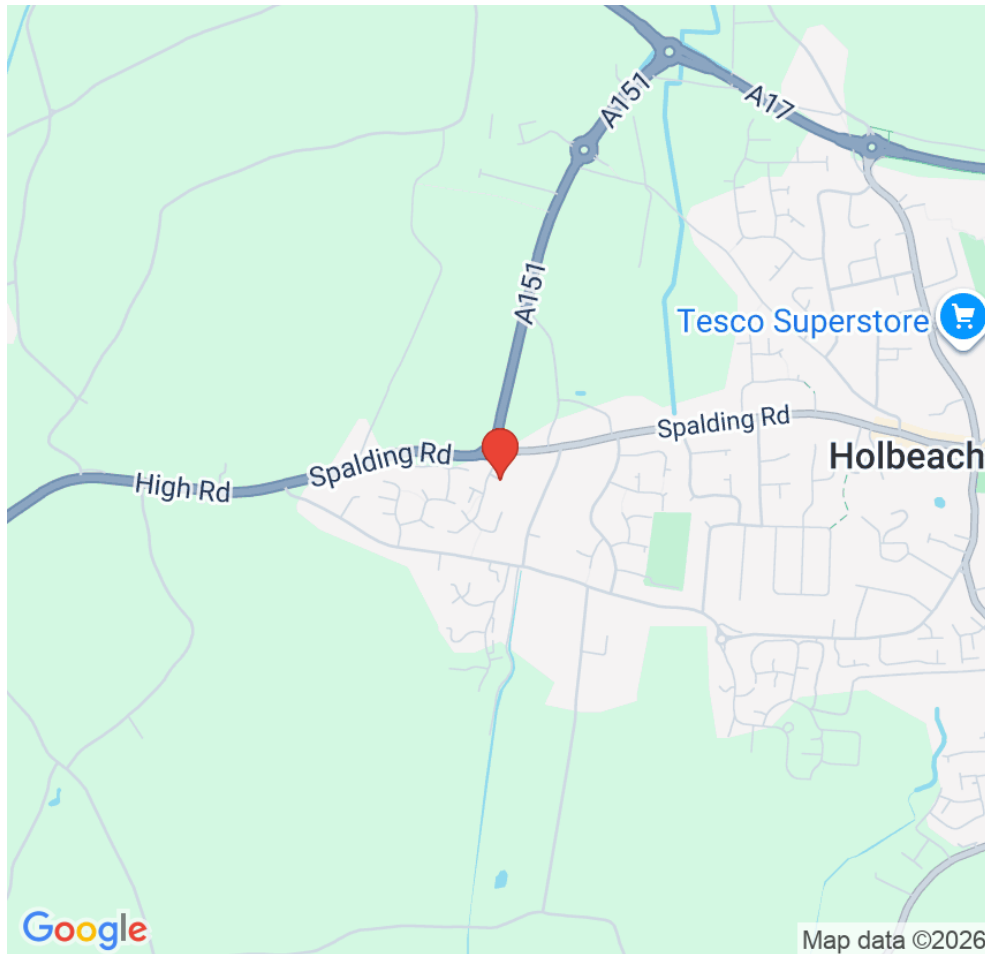


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1440895



Location



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is on the market with our Spalding branch

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