



15 Back Lane
Holbeach, Spalding, Lincolnshire, PE12 7LN

£154,995

2 Bedroom End Of Terrace House

- Freehold
- Situated in the heart of Holbeach
- Two-bedroom end of terrace property
- Breakfast Kitchen
- Family Lounge
- Garden area
- Single Garage
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 15 Back Lane, Holbeach, Spalding, Lincolnshire, PE12 7LN](#)



Overview

Situated in the heart of Holbeach, this well-presented two-bedroom end of terrace property offers comfortable and versatile living accommodation, ideal for first-time buyers, small families, or investors.



Upon entering the property, you are welcomed via a porch entrance leading into a hallway, providing access to the main living areas. The ground floor features a bright and functional breakfast kitchen, perfect for everyday dining, alongside a cosy lounge area ideal for relaxation. To the rear, a charming garden room offers additional living space, with views over the garden and potential for use as a dining area, home office, or sun room. Upstairs, the property boasts two generously sized bedrooms, both offering ample space, along with a well-appointed family bathroom.

Externally, the property benefits from a private rear garden, providing an excellent outdoor space for entertaining or unwinding. In addition, there is the advantage of a single garage, offering secure parking or additional storage.

Conveniently located close to local amenities, schools, and transport links, this delightful home combines practicality with a desirable central setting.

Early viewing is highly recommended to fully appreciate all that this property has to offer.





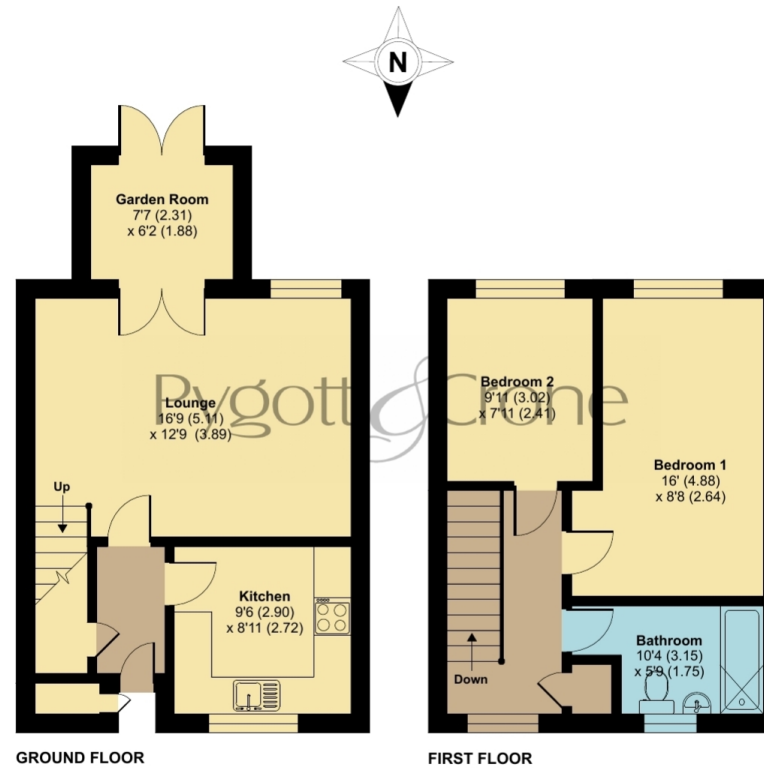
Back Lane, Holbeach, Spalding, PE12

Approximate Area = 798 sq ft / 74.1 sq m

Outbuilding = 6 sq ft / 0.6 sq m

Total = 804 sq ft / 74.7 sq m

For identification only - Not to scale








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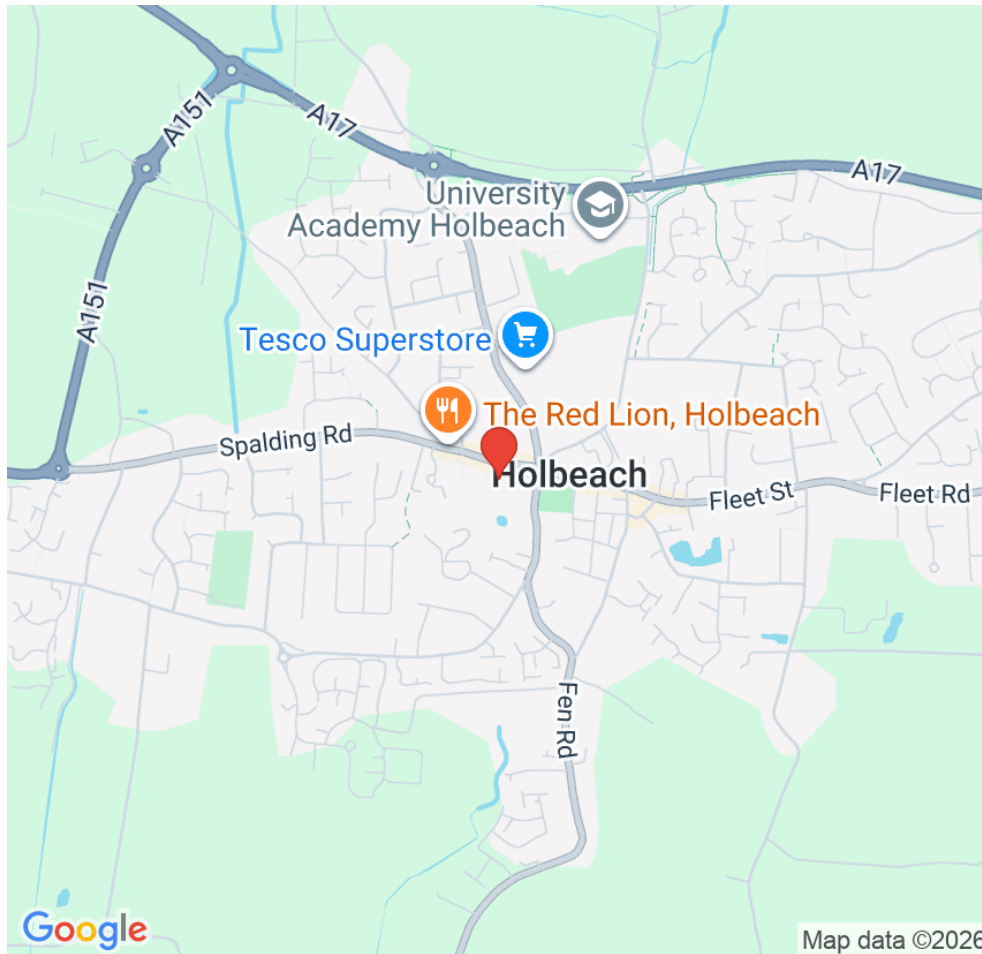
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