



7 Forest Way  
Holbeach, Spalding, Lincolnshire, PE12 7FE

£280,000

## 3 Bedroom Detached House

- Freehold
- Within walking distance of local amenities, schools, and the town centre
- Upgraded throughout, including air conditioning and additional off-road parking
- Spacious open-plan kitchen/dining area with integrated appliances, breakfast bar, and patio doors to the garden
- Family lounge, welcoming entrance hallway, and downstairs cloakroom
- Three well-proportioned bedrooms and a modern family bathroom to the first floor
- Enclosed rear garden with patio area, modernised garage with utility space and electric door, plus parking for up to four vehicles
- EPC Rating - B, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 7 Forest Way, Holbeach, Spalding, Lincolnshire, PE12 7FE](#)



## Overview

Situated within the popular Wignals Wood development in the heart of Holbeach, this beautifully presented detached family home has been thoughtfully designed with modern family living in mind and is conveniently located within walking distance of the town's amenities. Benefitting from a range of upgrades including air conditioning and additional off-road parking, this impressive property offers spacious and versatile accommodation throughout.

The property welcomes you via a bright entrance hallway leading into the stylish open-plan kitchen and dining area, complete with integrated appliances, breakfast bar, and patio doors overlooking and opening onto the generous rear garden. The flowing layout continues seamlessly through to the family lounge, creating an ideal environment for both everyday living and entertaining. A downstairs cloakroom completes the ground floor accommodation. To the first floor, the property offers three generously sized bedrooms along with a modern family bathroom.



Externally, the enclosed rear garden features a substantial lawned area alongside a spacious patio seating area, perfect for outdoor dining and family enjoyment. The garage has been modernised to incorporate a useful utility space and benefits from a personnel door providing convenient garden access.

To the front, the property boasts ample off-road parking for up to four vehicles, in addition to a garage fitted with an electric door.

This superb home combines modern upgrades, spacious living accommodation, and a sought-after location, making it an excellent choice for families and buyers seeking a move-in-ready property.

Please note:- This property benefits from CCTV and security lighting which surrounds the property and an internal alarm system with zone feature, there is also Management fee of approx £120 per annum sts.





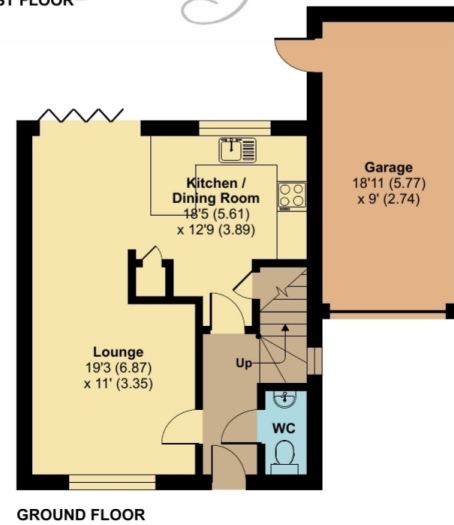
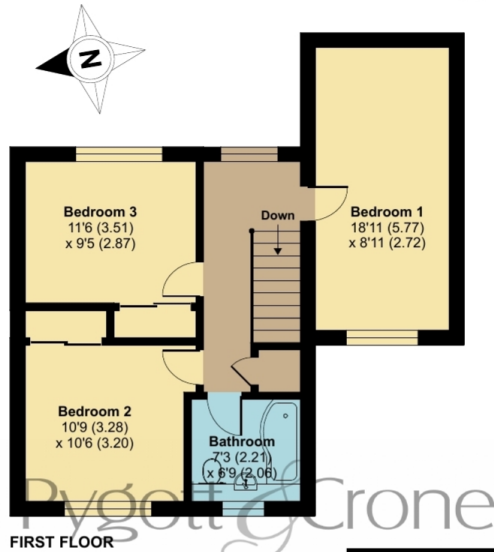
# Forest Way, Holbeach, Spalding, PE12

Approximate Area = 1027 sq ft / 95.4 sq m

Garage = 171 sq ft / 15.9 sq m

Total = 1198 sq ft / 111.3 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1466560



## Location



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



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**7 Forest Way, Holbeach**  
is on the market with our Spalding branch

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