



2 Manor Drive
Holbeach, Spalding, Lincolnshire, PE12 7LY

£230,000

3 Bedroom Detached House

- Freehold
- Detached Family Home
- Three Bedrooms
- Popular Location
- Driveway & Garage
- Kitchen & Separate Utility
- Open Plan Lounge Diner
- Upstairs Family Bathroom & Downstairs Cloakroom
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 2 Manor Drive, Holbeach, Spalding, Lincolnshire, PE12 7LY](#)



Overview

This detached property, set within the heart of the market town of Holbeach, is now available with Pygott & Crone. Located within walking distance to the centre of the town itself, this three bedroom family home has an abundance of potential and space.

The property benefits from a light and bright Entrance Hallway, Open Plan Lounge and Dining Area having patio doors opening to the rear garden, Kitchen with Walk in Pantry and door to the to the Utility Room and Downstairs Cloakroom. Upstairs there are Three Bedrooms and a Family Bathroom.

Outside to the rear the mature enclosed garden has a lawned area, a paved patio space and a variety of well established plants and shrubs. To the front there is off road parking which leads to a single garage. A pathway to the side gives access to the rear.







Manor Drive, Holbeach, Spalding, PE12

Approximate Area = 1094 sq ft / 101.6 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Pygott & Crone. REF: 1470490



Location



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