



2 Littlebury Gardens  
Holbeach, Spalding, Lincolnshire, PE12 7ES

£275,000



## 3 Bedroom Detached Bungalow

- Freehold
- Beautifully presented three-bedroom detached bungalow tucked away in a quiet cul-de-sac within the sought-after Littlebury Gardens.
- Spacious and light-filled accommodation with a flowing layout, ideal for comfortable single-storey living.
- Generous lounge and a spacious breakfast kitchen with ample storage and space for dining.
- Three well-proportioned bedrooms offering flexible living for families, guests or a home office.
- Stunning landscaped rear garden with colourful borders, artificial lawn and patio seating areas, perfect for relaxing and entertaining.
- Immaculately maintained throughout with driveway parking and located close to local amenities.
- EPC Rating - B, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 2 Littlebury Gardens, Holbeach, Spalding, Lincolnshire, PE12 7ES](#)



## Overview

Tucked away within the peaceful cul-de-sac of Littlebury Gardens, this beautifully presented three-bedroom detached bungalow offers spacious, light-filled accommodation that flows effortlessly throughout, creating the most wonderful home

Offering single-storey living, the property enjoys a welcoming layout with generously proportioned rooms that seamlessly connect, making it ideal for both everyday living and entertaining. The spacious lounge provides a relaxing setting, while the impressive breakfast kitchen offers an excellent range of storage and workspace. The natural flow between the living spaces enhances the bright and airy feel throughout.

There are three well-proportioned bedrooms, all beautifully presented and offering flexible accommodation to suit a variety of lifestyles, whether as bedrooms, a home office or hobby room. Completing the interior is a well-appointed family bathroom, with every room having been exceptionally well maintained.





Stepping outside, the property continues to impress with its spectacular enclosed and landscaped rear garden. Lovingly designed to provide a peaceful outdoor retreat, it features vibrant, well-stocked borders, neatly edged pathways, an attractive artificial lawn and stylish patio seating areas, offering the perfect space for entertaining, dining al fresco or simply unwinding. Beautifully established yet low maintenance, the garden provides year-round colour and interest and is undoubtedly one of the property's standout features.

Combining spacious accommodation, an effortless flow, immaculate presentation and exceptional outdoor space, this superb detached bungalow offers a wonderful opportunity to enjoy peaceful living in one of the area's most desirable residential locations.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Agent Note:- This property benefits from owned Solar Panels.









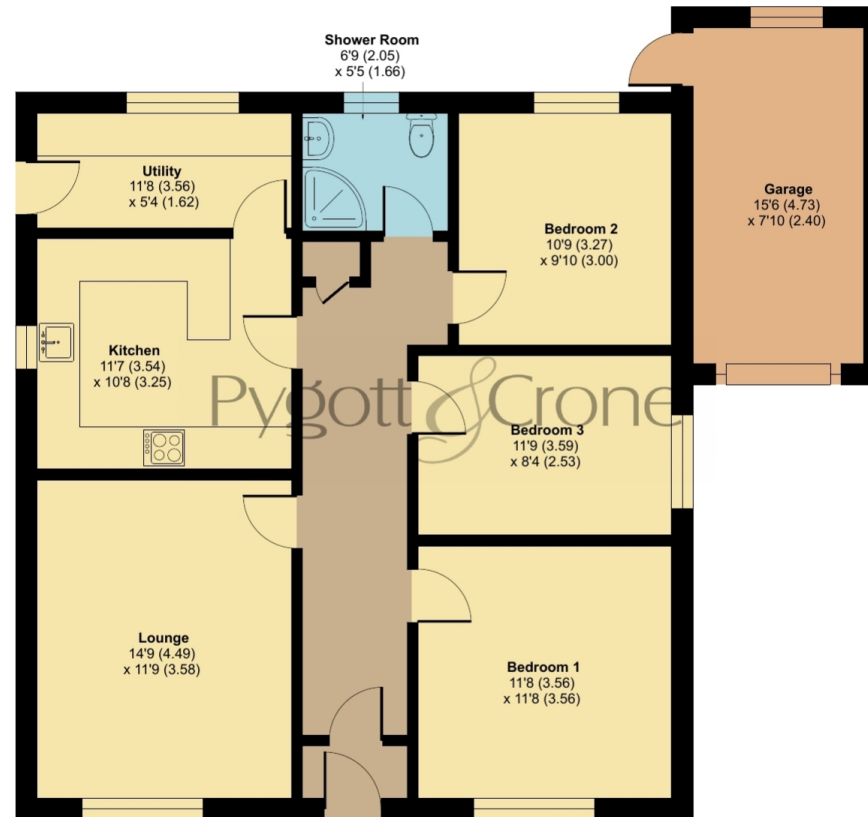
## Littlebury Gardens, Holbeach, Spalding, PE12

Approximate Area = 929 sq ft / 86.3 sq m

Garage = 122 sq ft / 11.3 sq m

Total = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Pygott & Crone. REF: 1497435







## Location



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