



Lyndale, Roman Bank, Holbeach Bank
Holbeach, Spalding, Lincolnshire, PE12 8DS

£315,000

3 Bedroom Cottage

- Freehold
- Stylish and spacious 3 bedroom detached home
- Generous ground floor living space
- Lounge, separate dining room
- 3 Well-proportioned first-floor bedrooms
- Large garden to side
- Garage/workshop and off-road parking, offering excellent storage, hobby space, and practical parking for multiple vehicles.
- Peacefully situated on Roman Bank, Holbeach
- EPC Rating - D, Council Tax Band - B

Click [here](#) to access the Energy Performance Certificate for Lyndale, Roman Bank, Holbeach Bank, Holbeach, Spalding, Lincolnshire, PE12 8DS



Overview

Situated in the peaceful setting of Roman Bank, Holbeach, Lyndale is a stylish and generously proportioned three bedroom home offering plenty of versatile living accommodation. Beautifully designed with well-balanced living spaces throughout, this attractive property presents an ideal opportunity for families, professionals, or anyone looking for a spacious home with plenty of potential to make their own.



The welcoming ground floor has been thoughtfully arranged to provide both comfort and practicality. The impressive lounge spans the width of the property, creating a bright and inviting space that's perfect for relaxing with family or entertaining guests. A separate dining room offers an ideal setting for everyday meals and special occasions alike, while the well-appointed kitchen is fitted with a range of modern units, generous worktop space, and ample storage for keen home cooks. A separate utility room adds valuable practicality, helping to keep the main kitchen organised, while the convenient ground floor shower room further enhances the home's flexible layout. Upstairs, the property continues to impress with three well-proportioned bedrooms. The spacious principal bedroom provides ample room for a large bed and additional furniture, while the remaining two bedrooms are equally versatile, making them ideal for children, guests, or a dedicated home office. A contemporary family bathroom serves the first floor, finished with modern fittings and a clean, stylish design.

Externally, the property continues to impress with a generous garden located to the side, predominantly laid to lawn, providing an excellent space for children to play, gardening enthusiasts, or simply enjoying the outdoors. A dedicated seating area creates the perfect setting for al fresco dining, summer barbecues, and entertaining family and friends. The property also benefits from a garage/workshop, offering excellent storage or potential for hobbies and DIY projects, together with the convenience of off-road parking.

Offering spacious and versatile accommodation both inside and out, Lyndale is a wonderful family home with plenty of potential in a peaceful location. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer. Contact us today to arrange your viewing.



Occupying a peaceful location in the sought-after village of Holbeach, Lyndale combines generous living space with exciting scope for buyers to personalise and enhance over time. Offering flexible accommodation, excellent proportions, and a welcoming atmosphere throughout, this is a fantastic opportunity to acquire a superb family home in a desirable setting.

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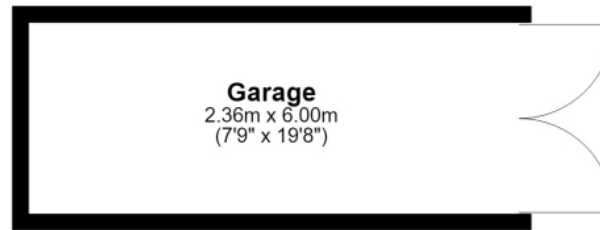
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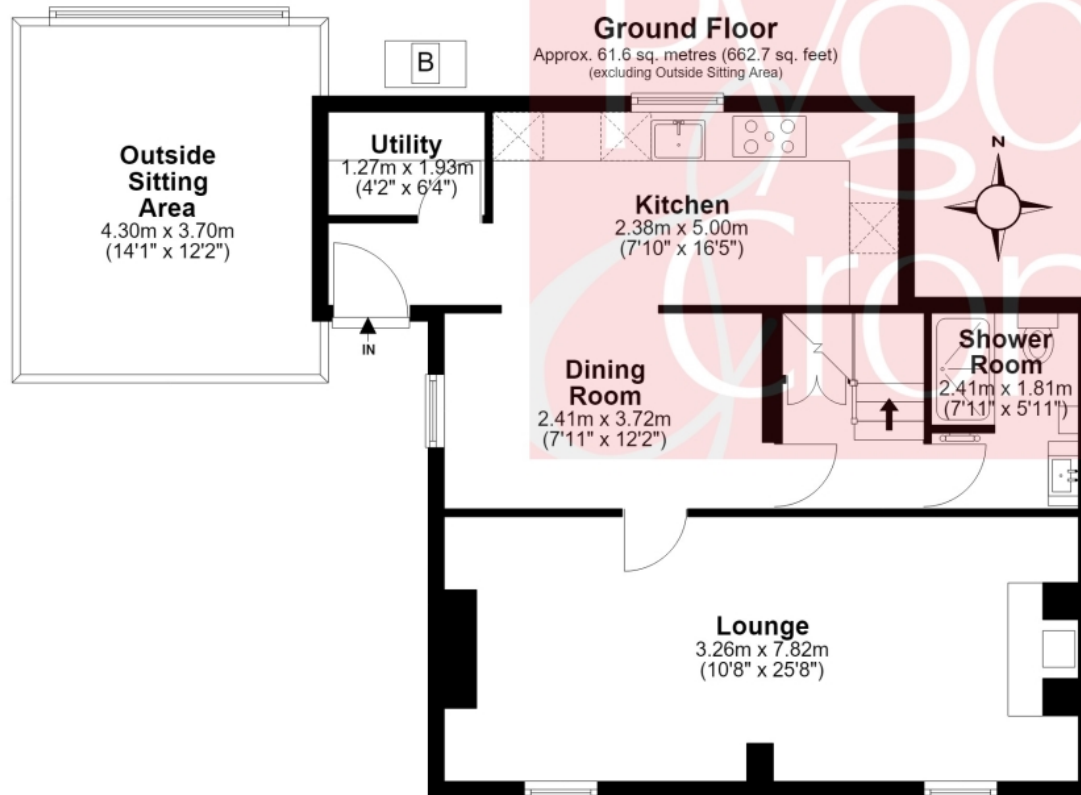
Garage to Left

Approx. 14.2 sq. metres (152.4 sq. feet)



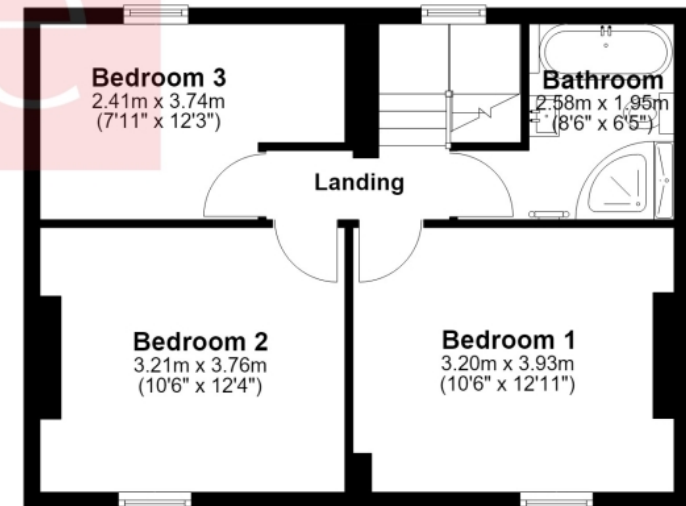
Ground Floor

Approx. 61.6 sq. metres (662.7 sq. feet)
(excluding Outside Sitting Area)



First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 120.9 sq. metres (1301.5 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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



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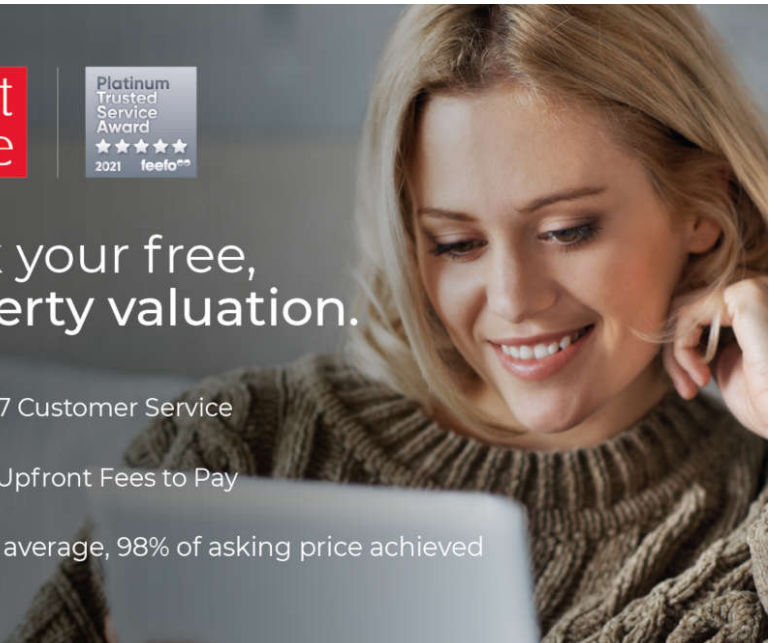
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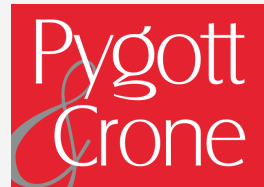



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is on the market with our Spalding branch

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