



18 East Elloe Avenue
Holbeach, Spalding, Lincolnshire, PE12 7NB

£195,000

3 Bedroom Semi-Detached House

- Freehold
- Semi Detached Home
- Three Bedrooms
- Lounge & Separate Dining Room
- Refitted Kitchen & Bathroom
- Driveway
- Enclosed Rear Garden
- Close to Amenities
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 18 East Elloe Avenue, Holbeach, Spalding, Lincolnshire, PE12 7NB](#)



Overview

Pygott & Crone are pleased to offer for sale this three bedroom semi detached family home which is situated within a popular residential location of Holbeach, being in close proximity to local amenities, schools and transport links. The property offers a refurbished kitchen and bathroom and also benefits from off road parking and an enclosed rear garden. Early viewing is recommended.

Accommodation comprises of Entrance Hallway, Bay Fronted Lounge, separate Dining Room, Refitted Kitchen having a door to the rear entrance porch which gives access to a walk in pantry, Utility and Downstairs WC. Upstairs there are Three Bedrooms and a Refitted Family Bathroom.

Outside continues with an enclosed rear garden with a timber Wendy house and a storage shed. To the front there is a further lawn area, a gated block paved seating area with raised beds and a block paved driveway offering off road parking.



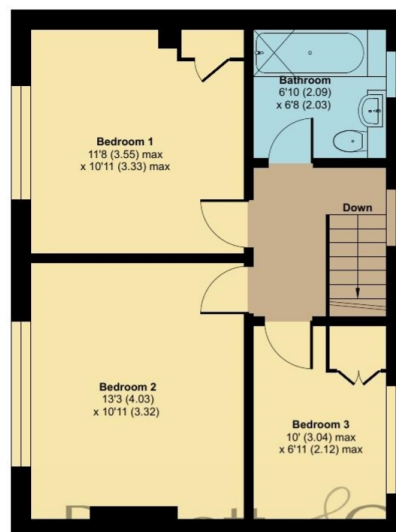




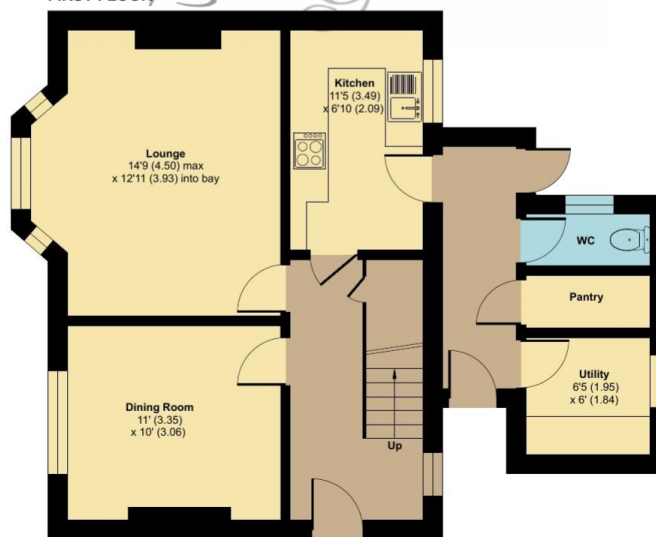
East Elloe Avenue, Holbeach, Spalding, PE12

Approximate Area = 1084 sq ft / 100.7 sq m

For identification only - Not to scale



FIRST FLOOR



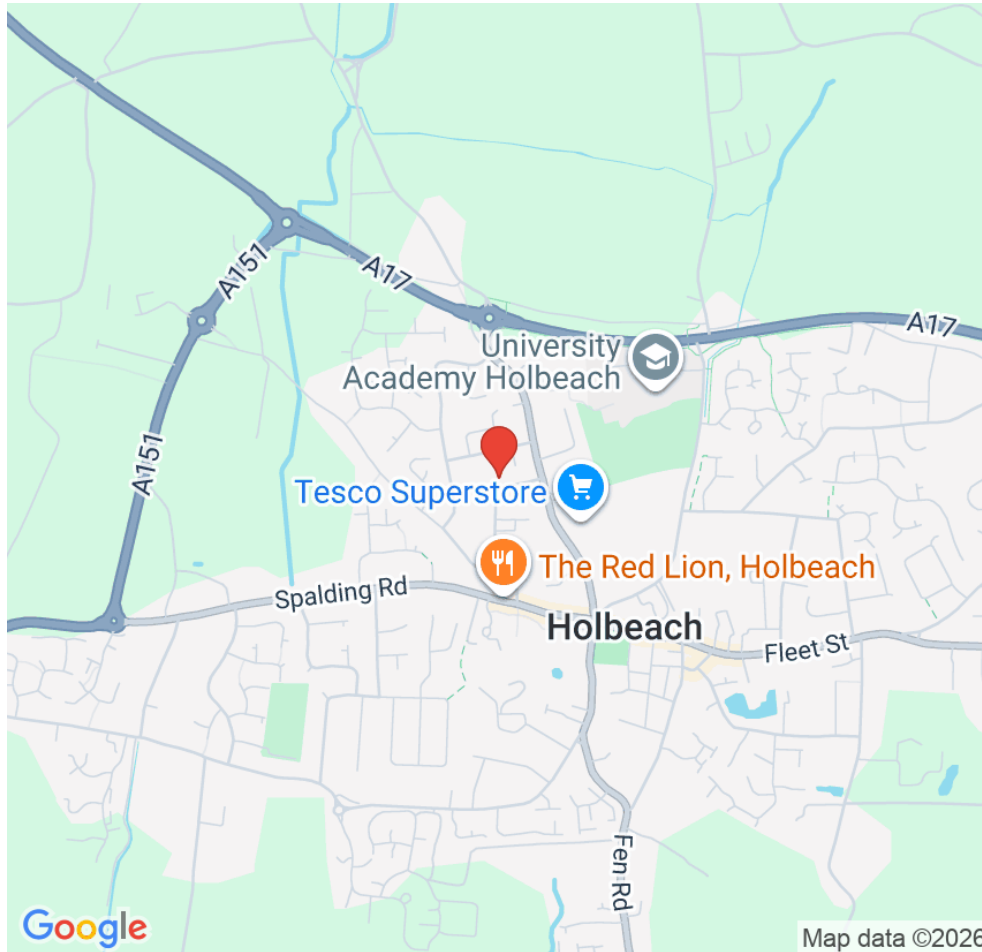
GROUND FLOOR



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: 1510626



Location



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is on the market with our Spalding branch

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