



14 Western Avenue  
Holbeach, Spalding, Lincolnshire, PE12 7QD

£259,000



## 3 Bedroom Detached Bungalow

- Freehold
- No Onward Chain
- Three Bedrooms
- Detached Bungalow
- Enclosed Rear Garden with Summer House
- Driveway & Garage/Workshop
- Shower Room
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 14 Western Avenue, Holbeach, Spalding, Lincolnshire, PE12 7QD](#)



## Overview

Situated in a sought after residential location, this three bedroom detached bungalow is being offered with No Onward Chain. Located within walking distance to Holbeach Town Centre, with easy access to a bus route as well as the shops and amenities, viewing is recommended.

This family home briefly comprises; Front Entrance Porch opening to Hallway, spacious Lounge, Kitchen/Diner with some integral appliances and a Utility Area, as well as Three Double Bedrooms, the largest having built in wardrobes and one of which is currently used as a Dining Room, a Shower Room completes the accommodation.

Outside, to the rear, this property benefits from an enclosed garden, mostly laid to lawn with mature borders, a timber summer house, greenhouse and a paved patio seating area. To the front of the property there is a lawned area and a driveway which provides off road parking for several vehicles and also leads to a single garage with workshop/store to the rear.









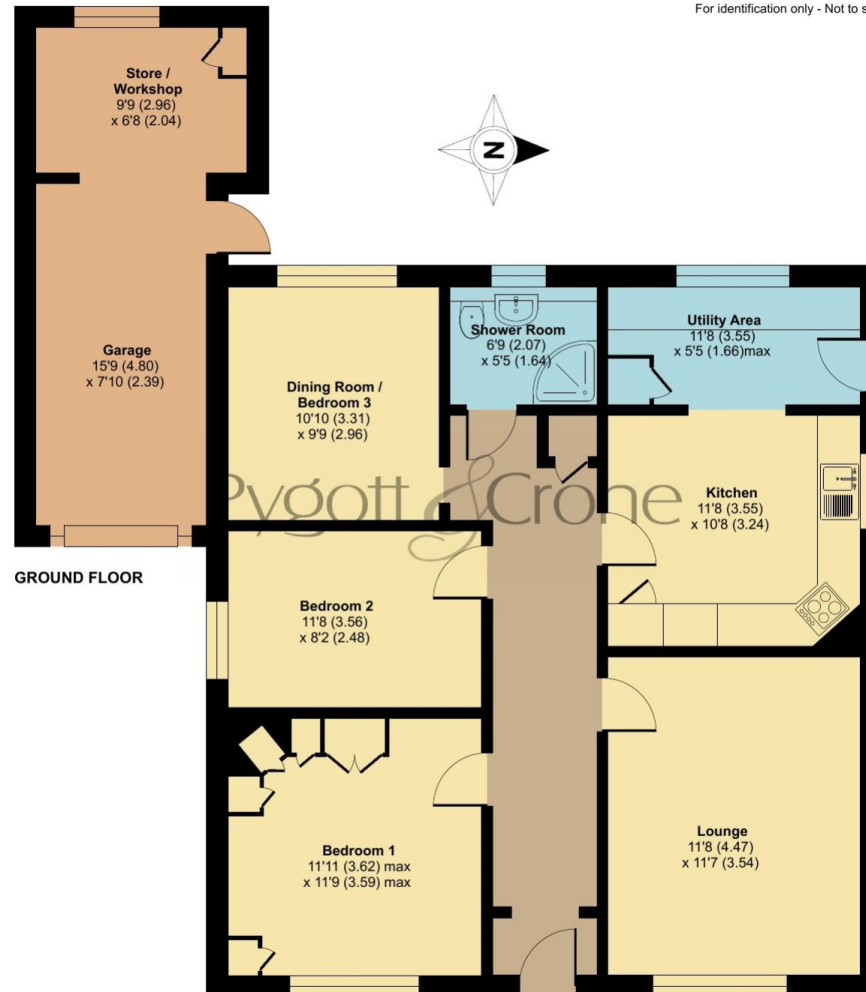
## Holbeach, Spalding, PE12

Approximate Area = 923 sq ft / 85.7 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1115 sq ft / 103.5 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 2025. Produced for Pygott & Crone. REF: 1513882





## Location



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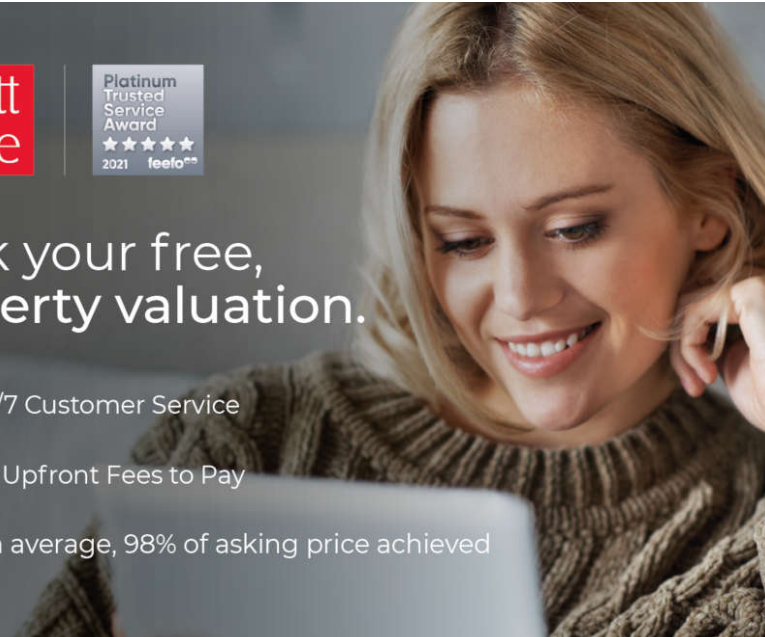







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