

Pygott & Crone

10 Barnwell Street

Holbech, Spalding, Lincolnshire, PE12 7FS

£210,000

3 Bedroom Semi-Detached House

- Freehold
- 3 Bedroom Semi-Detached Family Home
- No Onward Chain
- Spacious Living Accommodation
- 3 Well-Proportioned Bedrooms
- Principal Bedroom with Own En-Suite
- Family Bathroom
- Off-Road Parking & Garage
- Enclosed Rear Garden
- EPC Rating - B, Council Tax Band - B

Click here to access the Energy Performance Certificate for 10 Barnwell Street, Holbech, Spalding, Lincolnshire, PE12 7FS





Overview

Situated within the popular market town of Holbeach, Pygott & Crone are delighted to offer for sale this beautifully presented three bedroom semi-detached family home. Offering deceptively spacious accommodation throughout, this attractive property would make an ideal purchase for families, first-time buyers or those looking to upsize.

The property benefits from the added advantage of no onward chain and briefly comprises a welcoming entrance hallway, a modern open-plan kitchen/dining area with integrated appliances, a spacious and comfortable family lounge, and a convenient ground floor WC. To the first floor, the property offers three well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room. A contemporary three-piece family bathroom completes the first-floor accommodation.





Externally, the rear garden is fully enclosed and designed for ease of maintenance, featuring a predominantly lawned area complemented by paved seating spaces, providing an ideal setting for outdoor relaxation and entertaining. There is also a personal access door leading directly into the garage.

To the front, the property benefits from off-road parking, leading to a single garage fitted with an up-and-over door, providing useful additional storage.

Early viewing is highly recommended to fully appreciate the space, presentation and accommodation this lovely family home has to offer.

Please note:- We have been advised that there is a management charge for open areas approximately £236 per annum.













Barnwell Street, Holbeach, Spalding, PE12

Approximate Area = 976 sq ft / 90.6 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1133 sq ft / 105.1 sq m
For identification only - Not to scale



Pygott & Crone

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pygott & Crone. REF: 1543771

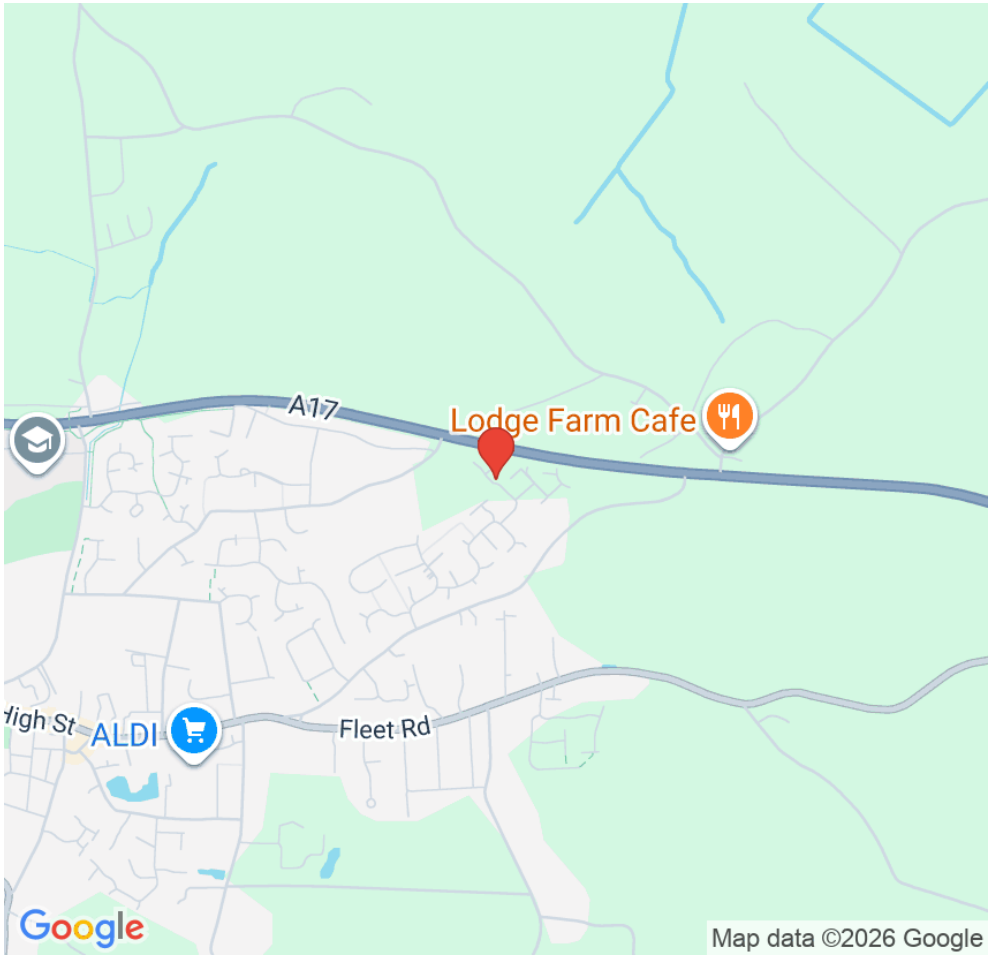








Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Joe Kuhn
Mortgage Adviser
0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

















Houses. Homes. Harmony.

Pygott & Crone

10 Barnwell Street, Holbech
is on the market with our Spalding branch

---

10 Bridge Street, Spalding PE11 1XA

01775 717360