

Pygott & Crone

7 Mahogany Close

Spalding, Lincolnshire, PE12 8FF

£270,000

3 Bedroom Detached House

- Freehold
- Detached Family Home
- Built in 2025
- Immaculately Presented
- Three Bedrooms
- Ensuite & Family Bathroom
- Dual Aspect Lounge
- Open Plan Kitchen/Diner
- Driveway & Garage
- EPC Rating - B, Council Tax Band - C

Click here to access the Energy Performance Certificate for 7 Mahogany Close, Spalding, Lincolnshire, PE12 8FF





Overview

Pygott & Crone are excited to offer this opportunity to purchase a well positioned modern three bedroom detached house, built in 2025, with a driveway and single garage. Nestled away at the bottom of a cul de sac this family home is conveniently situated less than 1 mile from the town centre. The development is close to a range of excellent amenities, schooling and road links; this includes the A17 which runs from Newark to King's Lynn. King's Lynn also offers a train service to King's Cross.





Immaculately presented, the overall accommodation briefly comprising: entrance hallway, downstairs cloakroom, spacious dual aspect lounge with french doors opening to the rear garden, open plan kitchen dining room, three bedrooms, having an en suite shower room to bedroom one and a family bathroom.

Outside continues with a block paved driveway providing off road parking and leading to the single garage. To the rear the current vendor has laid the gardens to lawn and extended the original patio area.

We have been advised by the owner this home benefits from an 10 year NHBC warranty from 2025 and having specification to include: fully integrated dishwasher, fridge freezer and oven, induction hob, programmable gas central heating system, composite front door. For further information, please contact the office.

Agent's note: The vendors inform us that there will be a Management Green Area Service Charge but this is currently zero.







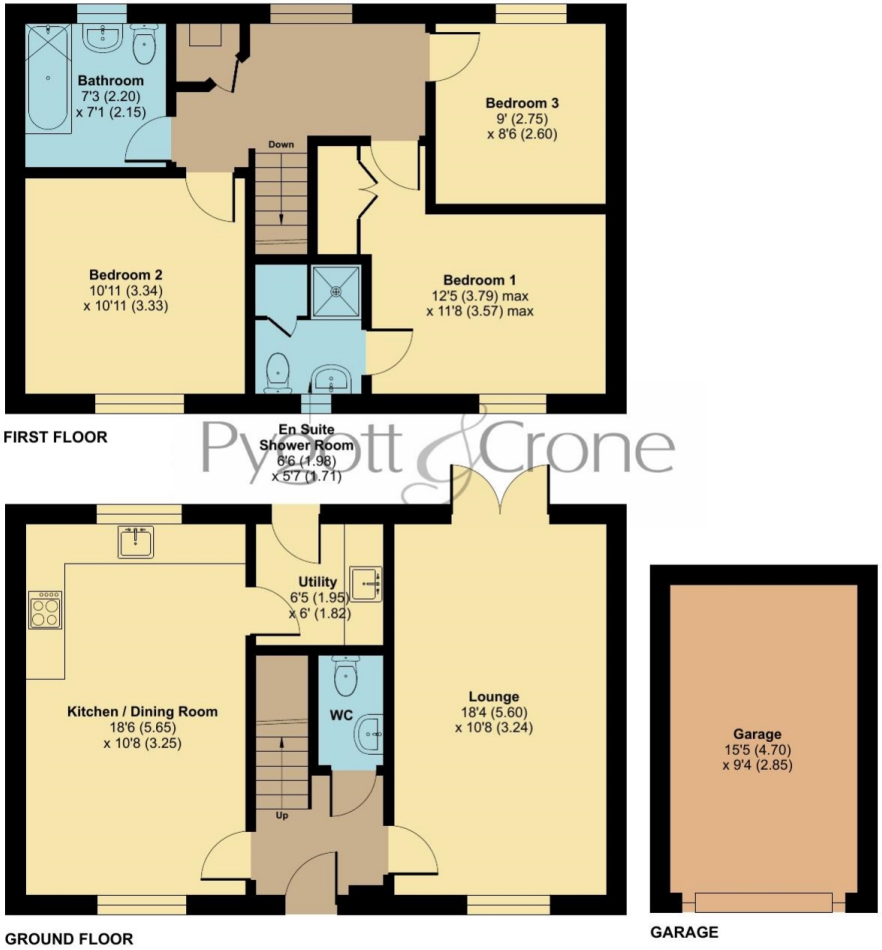






Mahogany Close, Holbeach, Spalding, PE12

Approximate Area = 1076 sq ft / 99.9 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1220 sq ft / 113.2 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: 1541334









Location



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

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Stonebow
Financial Services Ltd

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Joe Kuhn
Mortgage Adviser
0330 912 0007

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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.



















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7 Mahogany Close, Spalding
is on the market with our Spalding branch

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10 Bridge Street, Spalding PE11 1XA

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