



## HOLLY HOUSE MAIN ROAD

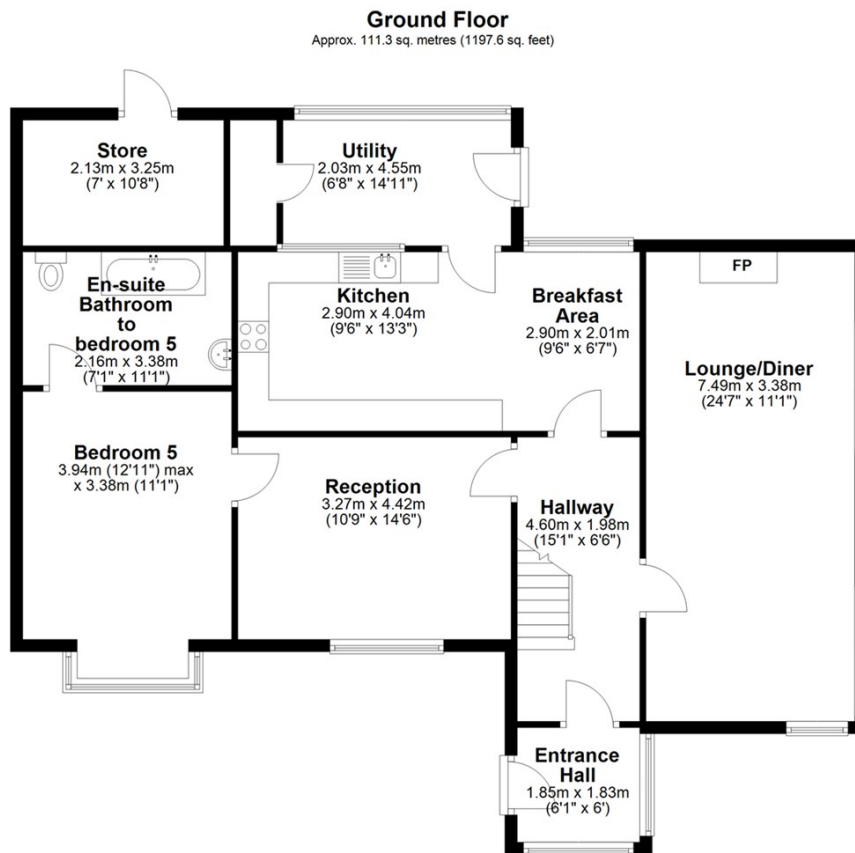
SPALDING, PE11 3BL

**£395,000**  
FREEHOLD

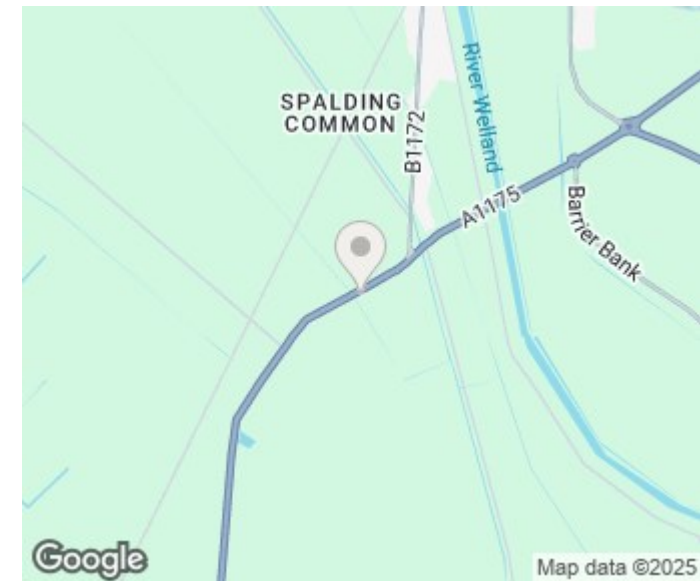
Holly House, Main Road, Deeping St. Nicholas, Spalding, PE11 3BL, is a spacious five-bedroom detached home on an expansive plot, boasting a vast driveway and large rear garden. With excellent transport links for commuters and immense potential for renovation, this property offers a unique opportunity to create a dream family home in a peaceful village setting.







Total area: approx. 178.0 sq. metres (1915.9 sq. feet)  
**Holly House**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com

