



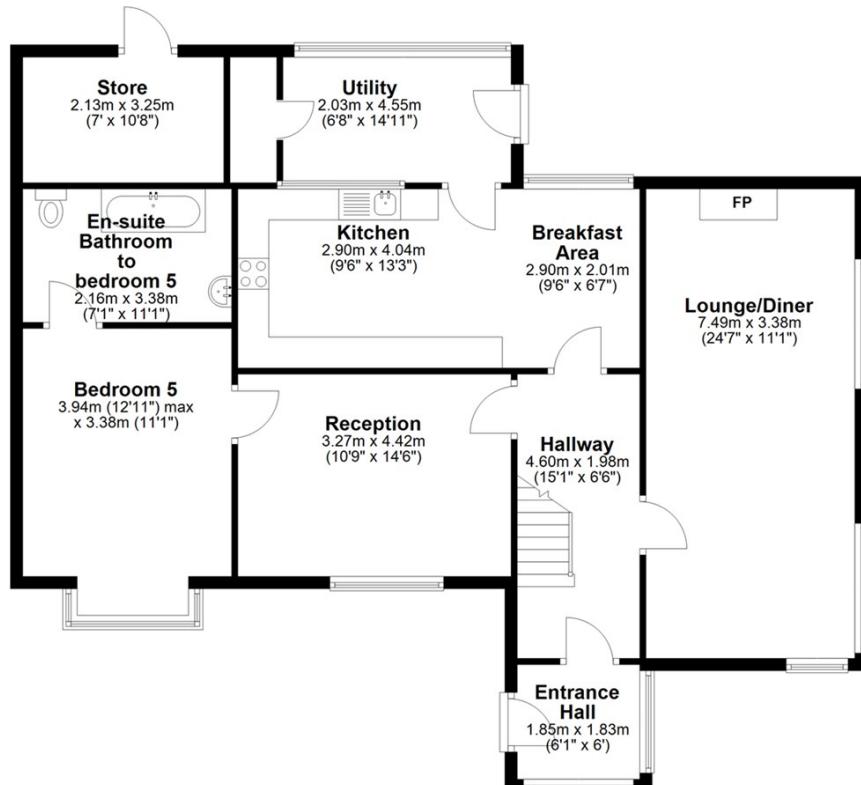
## HOLLY HOUSE MAIN ROAD SPALDING, PE11 3BL

**£355,000  
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.



**Ground Floor**  
Approx. 111.3 sq. metres (1197.6 sq. feet)



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



Google

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	36
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

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