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# 7 Fishpond Lane, Holbeach PE12 7DE

**£199,995 Freehold**

- Detached Bungalow
- 2 Double Bedrooms
- Low Maintenance Rear Garden
- Gas Central Heating
- No Chain

Well-presented 2 bedroom detached bungalow situated within walking distance of the popular town of Holbeach. Entrance hallway, kitchen diner, lounge, 2 double bedrooms and shower room. Low maintenance rear garden, off-road parking, single garage. NO ONWARD CHAIN.



**ACCOMMODATION**
Obscured UPVC double glazed door to:

**ENTRANCE HALLWAY**
3' 8" x 11' 1" (1.13m x 3.39m) Coved and textured ceiling, centre light point, smoke alarm, access to loft space, radiator, vinyl floor covering, storage cupboard off housing heated towel rail and shelving, door into:

**LOUNGE**
11' 8" x 15' 6" (3.57m x 4.74m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre light point, radiator, TV point, telephone point, feature wooden fireplace with marble inserts and hearth with fitted stoves coal effect electric fire, central heating thermostat, door into:

**WET ROOM**
6' 3" x 7' 3" (1.93m x 2.23m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, fully tiled walls, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, shaver point, glass shower screen with fitted thermostatic shower and shower attachment tap.

From the Entrance Hallway into:











**MASTER BEDROOM**
11' 1" x 14' 0" (3.38m x 4.27m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, BT point, 2 fitted double wardrobes fitted into recess.

From the Entrance Hallway a part glazed door leads into:

**BEDROOM 2**
7' 10" x 9' 11" (2.41m x 3.03m) UPVC double glazed door to the rear elevation.

From the Entrance Hallway into:

**KITCHEN DINER**
9' 2" x 11' 8" (2.81m x 3.56m) UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, coved and textured ceiling, strip lighting, electric consumer unit, wall mounted Viessmann boiler (installed 2021), central heating controls, radiator. Fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset ceramic Zanussi hob, integrated stainless steel fan assisted electric oven, inset one and a quarter bowl stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge freezer.

**EXTERIOR**
Gravelled foregarden with wrought iron railings and gate leading to a block paved driveway providing off-road parking for vehicles leading to:

**ATTACHED SINGLE GARAGE**
8' 11" x 15' 7" (2.73m x 4.76m) Up and over door, skimmed ceiling, centre light point, power points.

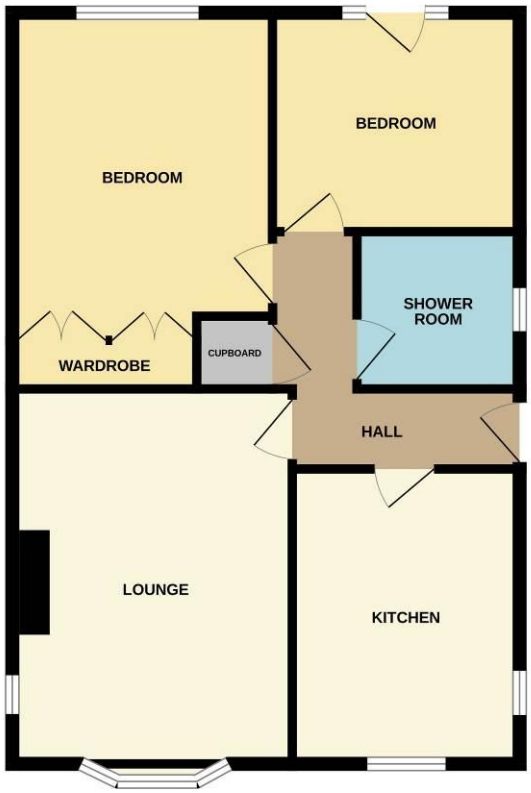
Gate to the side of the property leading to:

**REAR GARDEN**
Low maintenance garden with brick wall to one side and fenced boundaries to the other side and rear elevation. Extensive patio area and a gravelled area with a wide range of mature shrubs and trees.

**DIRECTIONS**
From Spalding proceed in an easterly direction along the A151 to Holbeach proceeding through the centre of town, straight over the traffic lights and into the High Street. Turn right almost opposite the Co-op supermarket into the one way straight and then immediately left into Fishpond Lane.

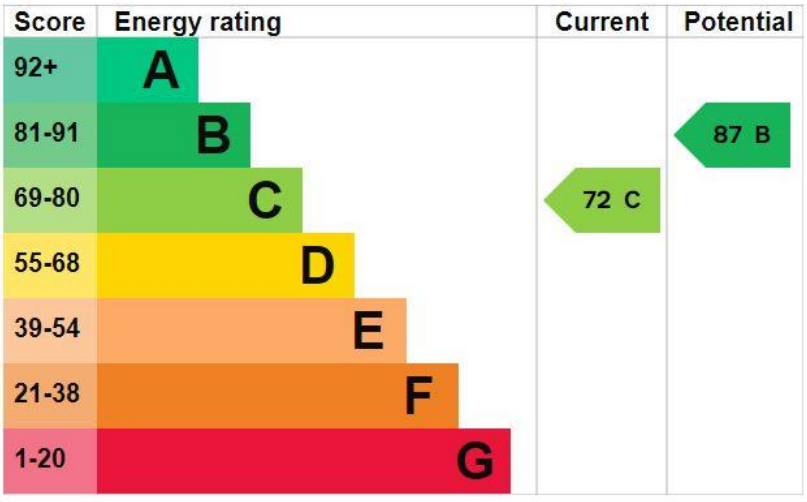
**AMENITIES**
Holbeach town centre is within easy walking distance and offers a range of local shops, 2 supermarkets, public houses, restaurants, cafes, primary and secondary schools etc. The Georgian market town of Spalding is 8 miles distant and has bus and railway stations and the cathedral city of Peterborough is 22 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.




TOTAL FLOOR AREA : 669 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**TENURE** Freehold

**SERVICES** Main Water, Gas, Electric and Drainage, Gas Central Heating.

**COUNCIL TAX BAND** B

**LOCAL AUTHORITIES**
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**
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**Ref: S11582 (23 October 2026)**
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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