



**Angell Lane, Holbeach Spalding PE12 7EW**

**welcome to**

**Angell Lane, Holbeach Spalding**

This detached family home is situated in the popular location of Holbeach which offers three supermarkets, two primary and a secondary school within walking distance. Situated within close proximity of the A17 ideal for commuting or enjoying days out. BEING SOLD WITH NO CHAIN.



**Lounge/Diner**

20' 10" x 15' 3" ( 6.35m x 4.65m )

**Kitchen**

7' 10" x 7' 2" ( 2.39m x 2.18m )

having range of units at wall land base level, worktops with inset sink. Space for cooker and washing machine.

**Landing**

having storage cupboard and loft access.

**Bedroom 1**

12' 1" x 8' 10" ( 3.68m x 2.69m )

**Bedroom 2**

8' 10" x 8' 7" ( 2.69m x 2.62m )

**Bedroom 3**

7' 6" x 6' 4" ( 2.29m x 1.93m )

**Bathroom**

having bath with shower over, low level WC and wash hand basin.

**Outside**

the property sits back behind a small foregarden with a gravel driveway to the side offering off road parking. The rear garden is enclosed with a lawn, patio and shed.



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welcome to

## Angell Lane, Holbeach Spalding

- DETACHED FAMILY HOME SITUATED IN HOLBEACH WITH SUPERMARKETS, SCHOOLS, CAFES AND LOCAL AMENITIES
- LOUNGE/DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- NO CHAIN

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

offers over

**£175,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LST107510 - 0004

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