



SITUATION

Located close to the junction with Lincoln Lane in this residential area of Holbeach St Marks approx. 9 miles north-east of Spalding town centre.

Spalding is an attractive Lincolnshire market town located some 15 miles north of Peterborough and approx. 20 miles west of Kings Lynn and benefits from good road links via the A16 and A151.

PROPERTY

Comprising a **2 Bed mid-terraced House** on ground and first floors in need of modernisation. The property includes uPVC double glazing and a **Rear Garden**.

ACCOMMODATION

Ground Floor

Reception Room
Kitchen
Shower Room/WC

First Floor

2 Bedrooms

Area Approx. 764 sq ft¹

Plus Rear Garden

¹Area taken from EPC

[Refer to the Auctioneers for the video tour of the property.](#)

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



PLANNING

A pre-application has been submitted to South Holland District Council on for a 1 metre extension to the side of the rear of the property and the installation of a rooflight Ref: PE-00182-25.

This scheme will alter the layout of the ground floor to provide a kitchen / lounge and a third bedroom.

[Refer to the Legal Pack for the Pre-application correspondence and floor plans.](#)

Note: The adjoining 3 bed house (No 1) sold for £238,000 in December 2022 (Source: [zoopla.co.uk](https://www.zoopla.co.uk)).

Vacant 2 Bed House

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Setfords
Tel: 0330 058 3077 Ref: Adil Vittachi
Email: avittachi@setfords.co.uk