



27 Balmoral Way
Holbeach, Spalding, Lincolnshire, PE12 7RN

£290,000

3 Bedroom Detached Bungalow

- Freehold
- Extended Detached Bungalow
- Immaculately Presented
- Three Bedrooms
- Spacious Modern Open Plan Kitchen/Diner
- Off Road Parking
- Single Detached Garage
- Low Maintenance Enclosed Rear Garden
- Sought After Location
- Wheelchair friendly
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 27 Balmoral Way, Holbeach, Spalding, Lincolnshire, PE12 7RN](#)



Overview

This extended three bedroomed detached bungalow is situated in a sought after residential area within Holbeach, being conveniently located close to amenities and offers a superb open-plan Kitchen Diner. The property also benefits from being wheelchair friendly, if required.

Immaculately presented, the current accommodation comprises Entrance Hall, dual aspect Lounge, fitted Kitchen/Diner, Three Bedrooms with fitted wardrobes to the Main Bedroom and Bathroom. Outside a block paved driveway leads to the detached single garage and there is a fully enclosed rear garden which is paved for ease of maintenance and has some brick built raised flower beds. To the front of the property is a lawned area with a paved pathway leading around the side and to a gate into the rear garden. Viewing is highly recommended to appreciate the property.





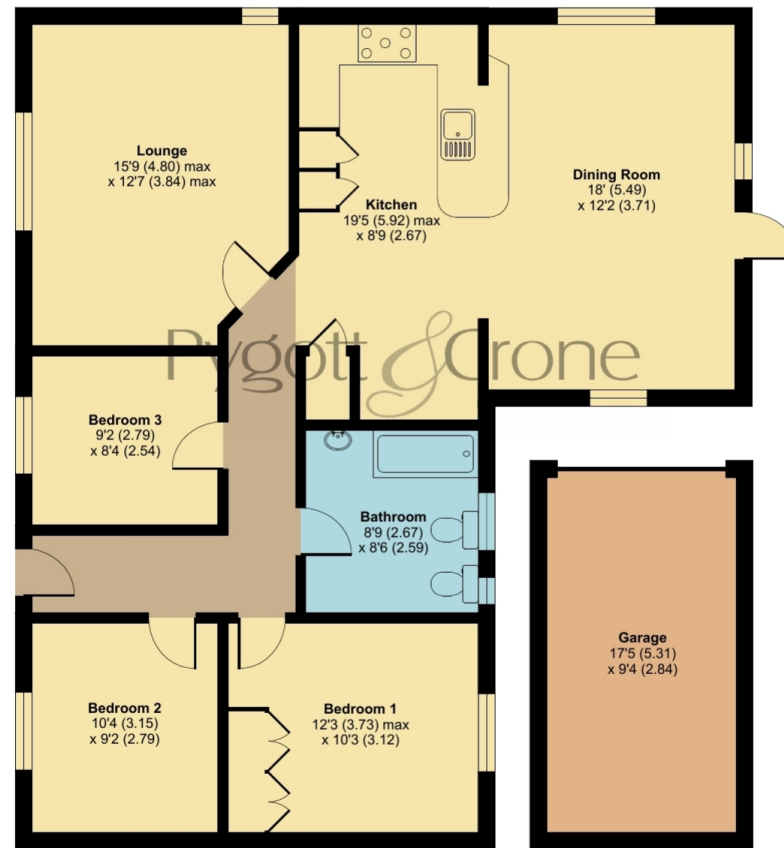
Balmoral Way, Holbeach, Spalding, PE12

Approximate Area = 1103 sq ft / 102.5 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1266 sq ft / 117.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Pygott & Crone. REF: 1207624



Location



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