



12 Fenland Walk
Holbeach, Spalding, Lincolnshire, PE12 7NS

£385,000

4 Bedroom Detached House

- Freehold
- Sought After Location
- Spacious Extended Detached Home
- Immaculately Presented
- Modern Open Plan Kitchen/Dining Room
- Lounge with Bay Window
- Utility Room, Conservatory
- 4 Bedrooms, Ensuite to the Main Bedroom
- 2 Upstairs Shower Rooms & Ground Floor Shower Room
- Driveway and Garage
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 12 Fenland Walk, Holbeach, Spalding, Lincolnshire, PE12 7NS](#)



Overview

This impressive detached family home has been extended to provide spacious and versatile family living space. Situated in a sought after cul de sac location, being close to amenities within walking distance of Holbeach town centre, viewing is highly recommended.

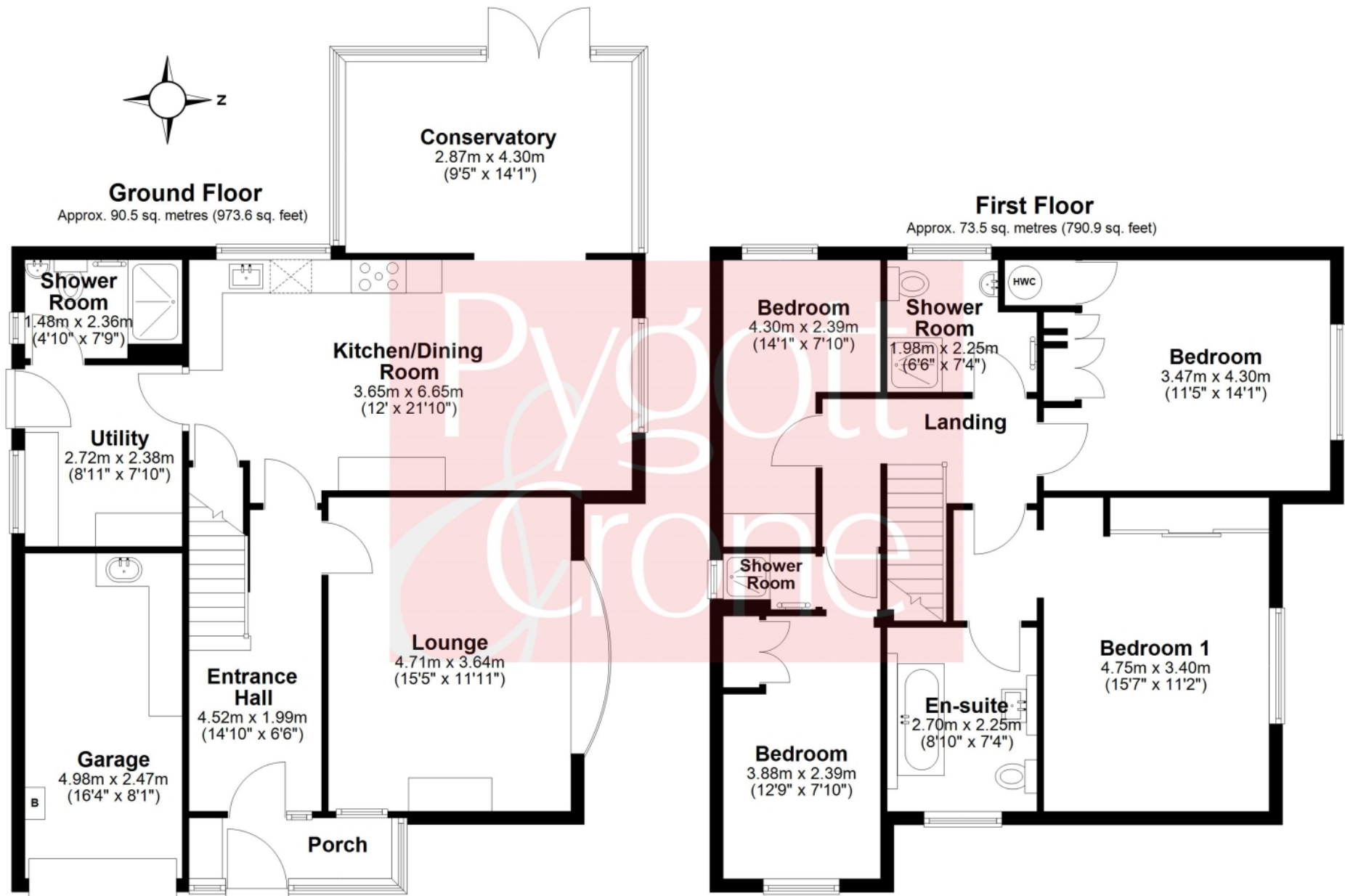
Immaculately presented with accommodation comprising of Entrance Porch opening to the Entrance Hallway, Lounge with Bay Window, Refitted Open Plan Kitchen/Dining Room which is open to the Conservatory making an ideal space for entertaining, Utility Room and a Downstairs Shower Room. To the first floor there are Four Bedrooms each having built in wardrobes, an En-Suite to the Main Bedroom, a Bedroom with a Shower Room and there is also Family Shower Room.

To the front there is a gravel driveway providing off road parking and giving access to the garage which has an manual roller door and a further utility area with sink. Gated side access leads to the rear. The rear garden is fully enclosed and offers well established gardens and two decked seating areas, perfect for enjoying the sunshine from dusk until dawn.

Viewing is essential to fully appreciate this beautiful family home, call today.





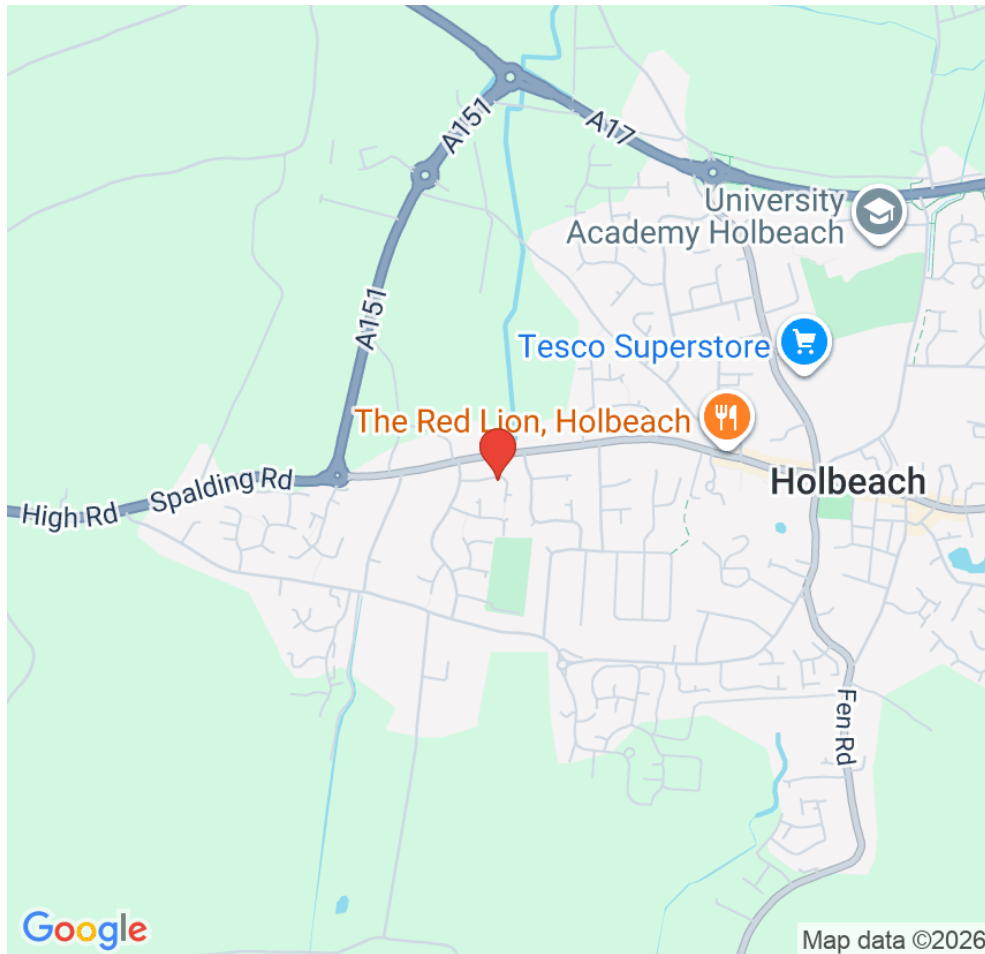


Total area: approx. 163.9 sq. metres (1764.6 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Spalding branch

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