



20 Balmoral Way
Holbeach, Spalding, Lincolnshire, PE12 7RP

£259,995

3 Bedroom Detached Bungalow

- Freehold
- On Onward Chain
- Versatile detached three-bedroom bungalow situated within easy reach of Holbeach town centre and local amenities.
- Welcoming entrance hallway leading to a spacious, beautifully presented lounge with patio doors opening to the rear garden.
- Modern breakfast kitchen with ample space for dining, complemented by a useful utility area.
- Three well-proportioned bedrooms, with one currently being used as a dining room, offering flexible living arrangements.
- Family bathroom fitted with a three-piece suite
- Generous enclosed rear garden wrapping around the property, featuring patio area, lawns, mature shrubs, plants, borders, and a garden shed.
- Private driveway (accessed via partially shared entrance) providing off-road parking and leading to a single garage.
- EPC Rating - C, Council Tax Band - C



Click here to access the Energy Performance Certificate for 20

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Overview

Benefitting from no onward chain. Nestled within easy reach of Holbeach town centre, this versatile detached three bedroom bungalow offers spacious and flexible accommodation, ideal for a variety of buyers.

The property welcomes you via an entrance hallway leading to a beautiful and generously sized lounge, featuring patio doors that open out to the attractive rear garden – perfect for relaxing or entertaining. The breakfast kitchen provides ample space for dining and is complemented by a practical utility area. There are three well-proportioned bedrooms, with one currently being utilised as a dining room, offering flexibility to suit your lifestyle needs. The family bathroom completes the accommodation.



Outside, the enclosed rear garden wraps around the property and enjoys a high degree of privacy, featuring a patio area, established shrubs, plants, and lawned sections, as well as a useful garden shed.

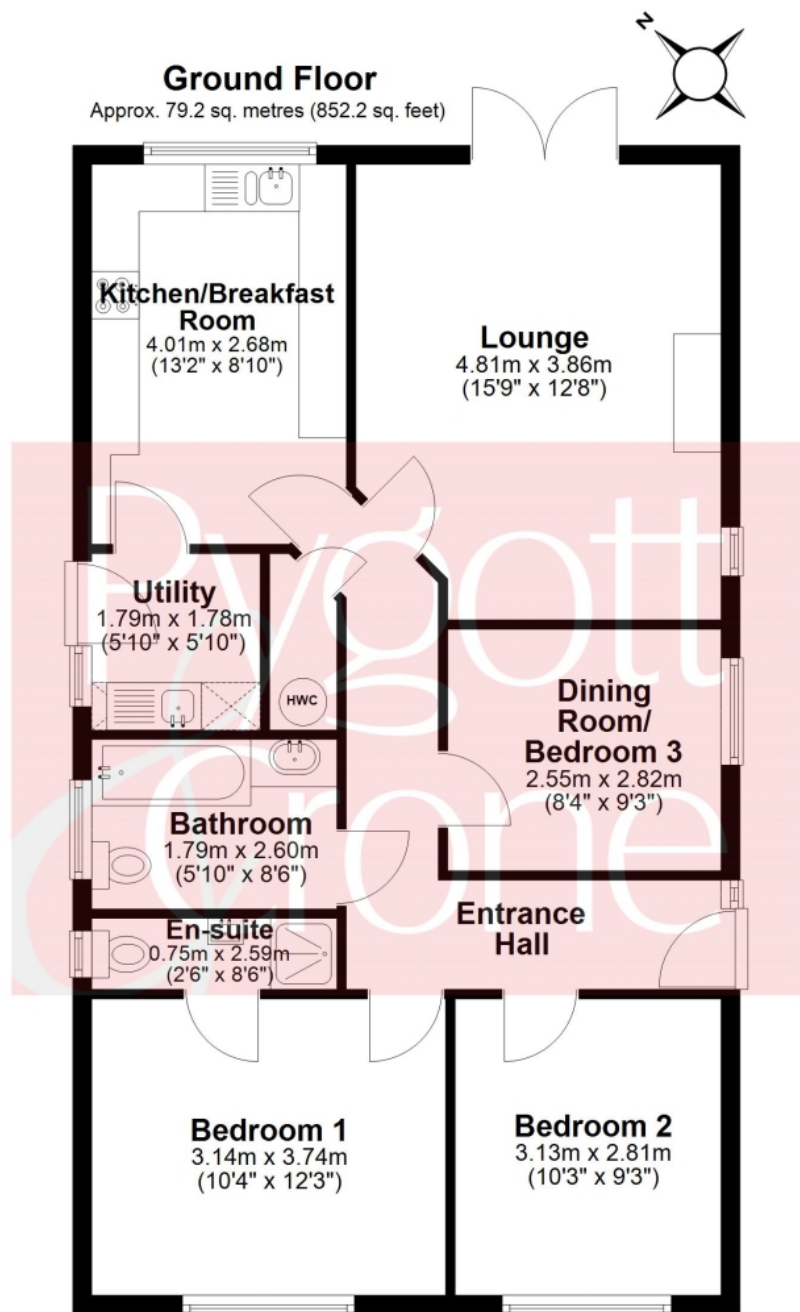
The property is approached via a partially shared access, with its own private driveway providing ample off-road parking and leading to a single garage.

This charming bungalow offers a wonderful opportunity to enjoy comfortable single-storey living in a sought-after location close to local amenities and transport links.

Viewing is highly recommended to appreciate all this home has to offer.







Total area: approx. 79.2 sq. metres (852.2 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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