



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

£340,000

4 Bedroom Detached House

- Freehold
- Detached four-bedroom family home
- Spacious and versatile living accommodation
- Garden room with skylights and French doors
- En suite to main bedroom
- Utility room and ground floor WC
- Off-road parking and enclosed rear garden
- Desirable Holbeach location close to local amenities
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 11 Balmoral Way, Holbeach, Spalding, Lincolnshire, PE12 7RN](#)



Overview

This well-presented and spacious four-bedroom detached family home is ideally situated within the popular market town of Holbeach, offering a superb range of local amenities, schools, shops, and transport links.

Upon entering, you are welcomed by a bright entrance hallway leading to the generous lounge, perfect for family relaxation and adjoining dining room provides a versatile entertaining space, while the garden room/games room, featuring skylights and French doors opening to the rear garden, creates a wonderful light-filled living area ideal for year-round enjoyment. The modern kitchen offers ample storage and workspace, leading conveniently into a utility room with a ground floor WC. A further study is located on the ground floor, offering flexibility for home working or use as an additional bedroom/playroom as required. The first floor hosts four well-proportioned bedrooms, two of which include newly added Air-conditioning units, with the main bedroom benefitting from en suite shower room. A family bathroom completes the accommodation on this level.

The property is approached via a block-paved driveway providing off-road parking, complemented by a lawned front garden. The rear garden is mainly laid to lawn with a small patio area to the side, offering a private and secure outdoor space ideal for relaxing or entertaining.





Balmoral Way, Holbeach, Spalding, PE12

Approximate Area = 1955 sq ft / 181.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2025. Produced for Pygott & Crone. REF: 1376091



Location



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