



3 Tudor Way
Holbeach, Spalding, Lincolnshire, PE12 8QP

£245,000

3 Bedroom Detached House

- Freehold
- Situated in a quiet cul-de-sac within the popular market town of Holbeach, this three-bedroom detached family home is offered to the market with no onward chain.
- Spacious accommodation comprising an enclosed entrance porch, welcoming hallway, and an open-plan lounge/dining room with feature fireplace and double doors opening onto the rear garden.
- Well-appointed breakfast kitchen offering ample storage, with access to a separate utility room and convenient downstairs cloakroom.
- First floor accommodation includes three generously sized bedrooms, a spacious landing, and a family bathroom.
- Enclosed rear garden, predominantly laid to lawn with established trees, plants and shrubs, providing a private outdoor space to enjoy.
- Off-road parking to the front leading to a single garage, with excellent potential to personalise and create a fantastic long-term family home.
- EPC Rating - D, Council Tax Band - C



Click here to access the Energy Performance Certificate for 3 Tudor Way, Holbeach, Spalding, Lincolnshire, PE12 8QP

Overview

Situated within the popular market town of Holbeach and tucked away in a quiet cul-de-sac, this three-bedroom detached family home is now available, offering generous living space, excellent potential, and the added benefit of no onward chain.



The accommodation begins with an enclosed entrance porch leading into a spacious and welcoming hallway. From here, you are welcomed into the open-plan lounge and dining room, creating an ideal space for both everyday family life and entertaining. A feature fireplace provides a cosy focal point, while double doors open directly onto the rear garden, allowing plenty of natural light to flood the room. The breakfast kitchen offers ample storage and workspace, making it perfect for busy family living. This leads through to a practical utility room and a convenient downstairs cloakroom. Upstairs, the spacious landing provides access to three well-proportioned bedrooms, all offering comfortable accommodation, together with the family bathroom.

Outside, the enclosed rear garden is predominantly laid to lawn and is complemented by a selection of established trees, plants and shrubs, creating a pleasant outdoor space to enjoy. To the front, there is off-road parking leading to a single garage.

Offering spacious accommodation, scope to personalise, and an excellent location close to Holbeach's local amenities, schools and transport links, this detached home presents an ideal opportunity for families, first-time buyers looking to upsize, or those seeking a property with potential.





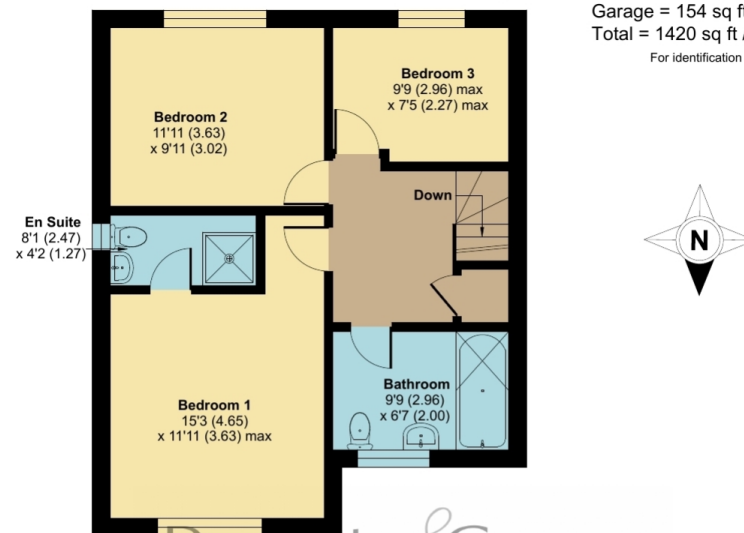
Tudor Way, Holbeach, Spalding, PE12

Approximate Area = 1266 sq ft / 117.6 sq m

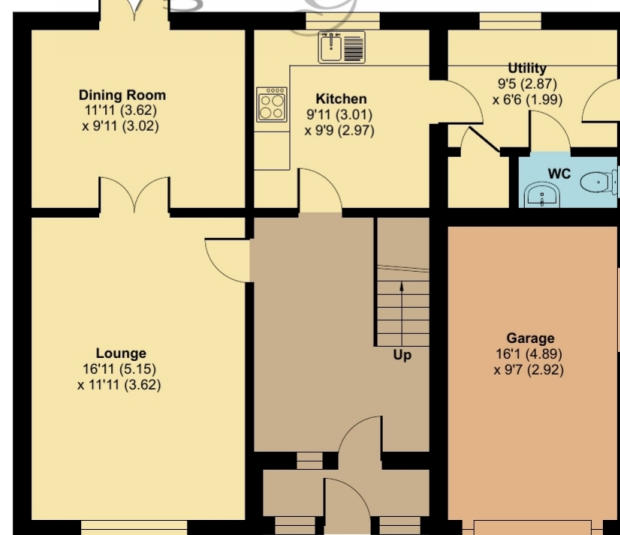
Garage = 154 sq ft / 14.3 sq m

Total = 1420 sq ft / 131.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1499952



Location



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