



**16 Fenland Walk, Holbeach, Spalding
Lincolnshire PE12 7NS**

Chain Free £219,950 Freehold

~ NO CHAIN ~

Morriss and Mennie Estate Agents are pleased to offer For Sale this three bedroom, two reception room DETACHED FAMILY HOME, situated along a popular residential cul-de-sac. The property is within walking distance to Holbeach's local amenities including an array of independent shops and national brands, in addition to being within walking distance to the local Primary School and Holbeach Secondary Academy School.

Internally the property is in need of modernisation but offers fantastic living accommodation, with a generously sized entrance hall, with the lounge being located to the front of the home and having an archway leading through to the dining room. The kitchen benefits from having an under stairs storage cupboard and a walk-in pantry, along with an adjacent cloakroom and utility room. The first floor landing has doors arranged off to three good sized bedrooms and a three piece bathroom suite.

Externally the property comes with off-road parking which has been extended, and leads to the single garage. The pedestrian side gate accesses the private and enclosed rear garden.

Accommodation comprises:

NO CHAIN, Lounge, Dining Room, Kitchen with Walk-In Pantry, Utility Room, Downstairs Cloakroom, Side Entrance, Three Bedrooms, Family Bathroom, Off-Road Parking, Single Garage, Rear Garden, Close to Amenities.



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