



**3 Rathkenny Close, Holbeach, Spalding  
Lincolnshire PE12 7ER**

**Price £132,500 Freehold**

~ NO CHAIN ~

Morriss and Mennie Estate Agents are pleased to offer For Sale this modern two bedroom MID-TERRACE PROPERTY, benefiting from off-road parking and a rear garden.

Internally there is a separate entrance porch which leads through to the newly decorated and carpeted lounge, with stairs then leading up to the first floor accommodation. Completing the downstairs is an OPEN PLAN KITCHEN/DINER with a door opening out to the private and enclosed rear garden. The first floor offers two double bedrooms and the three piece bathroom suite.

The front garden is laid to gravel with a patio path to the front door. The off-road parking is situated in the communal car park. The rear garden is all low maintenance being laid to patio paving and is enclosed by panel fencing.

The property is within walking distance of Holbeach's local amenities including a local Primary & Secondary School, along with having an array of Independent and National shops and good road links to the A17 connecting you to Norfolk, Boston, Lincoln and Spalding.



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