



**1 New Buildings Leadenhall Road, Holbeach, Spalding  
Lincolnshire PE12 8EY**

**Price £295,000 Freehold**

\*\*\*\* A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF ACCOMMODATION AND RURAL VIEWS THIS PROPERTY HAS TO OFFER \*\*\*\*

Morriss and Mennie Estate Agents are pleased to offer For Sale this RURAL EXTENDED SEMI-DETACHED HOUSE, having four bedrooms, two reception rooms and enviable interrupted field views to the front and rear.

The current vendors have created a beautiful family residence, with the OPEN PLAN KITCHEN/DINER/FAMILY ROOM acting as the hub of the home. The kitchen includes a range of integrated appliances, with the family room having a multi-fuel burner and a separate pantry adjacent. The lounge benefits from rural views to the front from the comfort of your sofa! Completing the downstairs accommodation is the separate utility room and a three-piece downstairs shower-room. The first floor landing has doors arranged off to four good size bedrooms, all with field views and a three-piece family shower-room.

To the outside, the property has a good amount of off-road parking, which leads to an OVERSIZED DETACHED SINGLE GARAGE. Then continuing through the side gate, which accesses the rear garden with its patio seating area and storage unit. The garden is then laid to lawn with field views to the rear.

The property is a 10-15 minute drive to the market town of Holbeach where all the major amenities can be found. Along with fantastic road links to the A17 with connections to Boston, Lincoln, Spalding and Norfolk.



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