


**Market Rasen Way**  
Holbeach, Spalding, PE12 7QX

**Offers In Excess Of £350,000 - Freehold , Tax Band - D**

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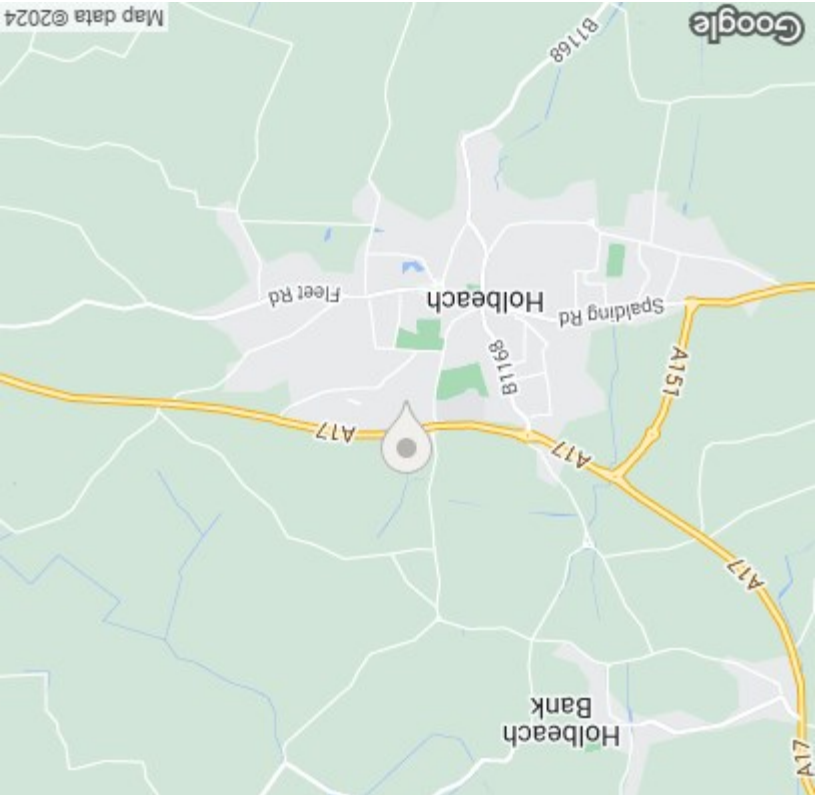
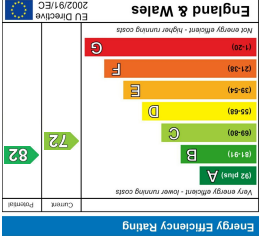

**Floor Plan**



**Viewing**

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



**Area Map**

**Disclaimer**  
Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



## Market Rasen Way

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The team at City and County are proud to present yet another beautiful family home, offering a fantastic amount of space which has been greatly improved by the current owners of almost 25 happy years. Benefitting from modern and versatile living accommodation spread across approximately 1900 square feet, this property is in a move-in-ready condition, as well as being situated within walking distance of Holbeach town centre, which has a great selection of local amenities including a Tesco supermarket, primary and secondary schools, doctors, pubs and many more local independent businesses.

Approached via the large gravelled driveway, with off street parking for many vehicles, you are greeted by a dual entrance hallway which can be accessed from both the front, and the side of the property, leading to all main downstairs rooms, including a dual aspect living room, utility room, second utility room, cloakroom, conservatory/garden room, and last but not least, an extremely attractive kitchen diner, which has recently been refitted to the highest of standards, boasting quartz worktops, breakfast bar, and a range of SMEG and John Lewis integrated appliances. To the first floor, there is a light and airy landing area leading to the four double bedrooms, which are all carpeted and presented to a nice standard, as well as the four piece family bathroom with Jacuzzi bath. The master bedroom features an en suite shower room, fitted cupboard space, and dual aspect windows. Externally the total plot is a generous size featuring well maintained front, side, and rear gardens, with the rear garden having a separate vegetable growing area, as well as a landscaped patio area, hosting a pergola with top of the range hot tub to enjoy all year round (available by separate negotiation). Viewing is highly recommended.

**Entrance Hall**  
6'10" x 25'2"

**Living Room**  
11'8" x 19'10"

**Kitchen**  
11'8" x 25'0"



**Sunroom**  
14'2" x 10'2"

**Utility Room**  
5'4" x 10'0"

**Utility Room**  
11'10" x 9'11"

**Landing**  
6'9" x 17'6"

**Master Bedroom**  
17'7" x 12'4"

**En-Suite**  
10'6" x 3'4"

**Bedroom Two**  
12'0" x 12'4"

**Bedroom Three**  
11'10" x 9'10"

**Bedroom Four**  
11'9" x 9'10"

**Bathroom**  
12'0" x 7'4"

**EPC - C**

**Freehold**

