



**Chaffinch Way, Holbeach Spalding PE12 7FG**



**welcome to**

**Chaffinch Way, Holbeach Spalding**

MODERN HOME. This well presented semi-detached house is situated in the popular town of Holbeach, with good schools and quick access to the A17. The property would make an ideal First Time or Investment Property. With 3 bedrooms ensuite to master, off road parking, garage and enclosed rear garden.



## Lounge

12' 3" x 16' 6" ( 3.73m x 5.03m )  
having window to front.

patio area ideal for entertaining.

## Kitchen

16' 4" x 9' 9" ( 4.98m x 2.97m )  
having range of units at wall and base level with  
under lighting, worktops and sink. Integrated  
dishwasher and fridge/freezer. Built-in cooker and  
hob. Space for washing machine. French doors  
leading to the garden.

## Cloakroom

having low level WC and sink.

## Bedroom 1

10' x 10' 6" ( 3.05m x 3.20m )  
having window to rear.

## Ensuite

having shower cubicle, low level WC and wash hand  
basin. Heated towel rail and window to rear.

## Bedroom 2

8' 11" x 12' 1" ( 2.72m x 3.68m )  
having window to rear.

## Bedroom 3

7' 2" x 7' 5" ( 2.18m x 2.26m )  
having window to front.

## Bathroom

having bath with shower over, low level WC and  
pedestal wash hand basin. Heated towel rail and  
airing cupboard.

## Garage

10' 5" x 18' 3" ( 3.17m x 5.56m )  
having up and over door, power and light.

## Outside

the property sits back behind a small lawn area. with  
a path to the front door. To the side of the property  
there is a driveway offering off road parking for 2  
cars. The enclosed rear garden is laid to lawn with



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## Chaffinch Way, Holbeach Spalding

- MODERN THREE BEDROOM SEMI-DETACHED PROPERTY WITH NHBC WARRANTY
- ENSUITE SHOWER ROOM ,FAMILY BATHROOM AND CLOAKROOM
- SITUATED IN THE POPULAR TOWN OF HOLBEACH
- GOOD ROAD LINKS TO A17
- GARAGE AND ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106468 - 0003

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