



**Rathkenny Close, Holbeach SPALDING PE12 7ER**



**welcome to**

**Rathkenny Close, Holbeach SPALDING**

GET YOUR FOOT ON THE PROPERTY LADDER. This modern mid terrace house would make an ideal First Time Property, situated in the centre of Holbeach with cafes and pubs a short walk away. The property benefits from Allocated Off Road Parking with great road links to the A17. CALL TODAY TO VIEW.



**Entrance Porch**

having door to Lounge.

**Lounge**

16' 10" into recess x 11' 6" ( 5.13m into recess x 3.51m )  
having stairs to first floor.

**Kitchen**

15' 10" x 11' 6" ( 4.83m x 3.51m )  
having range of units at wall and base level,  
worktops with stainless steel sink, integrated electric  
oven, hob and extractor. Built-in cupboard, space for  
fridge freezer, washing machine and dishwasher.  
Laminate flooring and door to garden.

**Bedroom 1**

11' 11" x 11' 7" ( 3.63m x 3.53m )  
having airing cupboard, laminate floor and window  
to front.

**Bedroom 2**

9' 7" x 11' 6" ( 2.92m x 3.51m )  
having window to rear.

**Bathroom**

having bath with shower over, low level WC and  
pedestal wash hand basin. Fully tiled walls and  
extractor.

**Outside**

the property has a small gravelled area with path  
leading to the entrance door. The rear garden is  
enclosed by fencing the low maintenance garden is  
laid to paving. Off road parking is available.



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welcome to

## Rathkenny Close, Holbeach SPALDING

- MODERN MID TERRACE HOUSE
- IDEAL FIRST TIME BUYER/ INVESTMENT PROPERTY
- TWO BEDROOMS
- ALLOCATED OFF ROAD PARKING
- CLOSE TO TOWN CENTRE

Tenure: Freehold EPC Rating: D

# £145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106022 - 0004

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