



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



**welcome to**

**Market Rasen Way, Holbeach Spalding**

Detached family home situated in an ideal location close to a well respected secondary school, two primary schools and local amenities. With spacious accommodation ideal for family activities or time alone. The modern kitchen/ diner has everything you need for entertaining. Call today to view



### **Lounge**

19' 8" x 1' 4" ( 5.99m x 0.41m )

### **Kitchen/Diner**

25' x 11' 7" ( 7.62m x 3.53m )

having range of units base level with pantry style cupboards, marble worktops with inset stainless steel sink. Two built-in self cleaning ovens, gas hob. Integrated fridge and dishwasher. Breakfast bar with seating area.

### **Utility Room**

11' 11" x 9' 7" ( 3.63m x 2.92m )

having range of units at wall and base level, worktops with inset sink. Space for washing machine and tumble drier.

### **Conservatory**

10' 1" x 13' 10" ( 3.07m x 4.22m )

being of UPVC construction with french doors leading to the garden.

### **Cloakroom**

having low level WC and wash hand basin.

### **Landing**

having loft hatch.

### **Bedroom 1**

12' 3" x 17' 4" ( 3.73m x 5.28m )

### **En-Suite**

having shower cubicle, low level WC and wash hand basin.

### **Bedroom 2**

11' 10" x 12' 3" ( 3.61m x 3.73m )

### **Bedroom 3**

11' 7" x 9' 9" ( 3.53m x 2.97m )

### **Bedroom 4**

11' 7" x 9' 9" ( 3.53m x 2.97m )

### **Bathroom**

having Jacuzzi style bath with separate shower cubicle, low level WC and wash hand basin.

### **Outside**

the property sits back behind a gravel driveway

offering off road parking for several cars with a good sized lawn area to the side. The enclosed rear garden is laid to lawn with a patio area ideal for entertaining.



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welcome to

## Market Rasen Way, Holbeach Spalding

- FOUR BEDROOM DETACHED FAMILY HOME WITH EN-SUITE TO MASTER
- LARGE LOUNGE, KITCHEN/DINER & CONSERVATORY
- FAMILY BATHROOM WITH BOTH BATH & SHOWER CUBICLE
- GOOD SIZED DRIVE OFFERING AMPLE OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£350,00**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107341 - 0006

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