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The Property Ombudsman

# Balmoral Way, Holbeach £229,995

🏡 STYLISH, SPACIOUS & READY TO MOVE STRAIGHT INTO! ✨ This beautifully presented THREE-BEDROOM SEMI-DETACHED HOME in Balmoral Way, Holbeach, is sure to impress! Offering contemporary interiors and a superb standard of finish throughout, the property boasts a generous lounge with a striking panelled feature wall, a modern fitted kitchen/diner, ground-floor cloakroom and THREE WELL-PROPORTIONED BEDROOMS, including a main bedroom with EN-SUITE SHOWER ROOM, plus a stylish family bathroom.

**Balmoral Way, Holbeach, PE12 7RN**

**🏡 BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME – STYLISH, SPACIOUS & READY TO MOVE INTO! ✨ An impressive and beautifully presented THREE-BEDROOM SEMI-DETACHED HOME, offering stylish interiors, generous living space and a superb standard of finish throughout. Perfectly suited to modern family life, this attractive home combines contemporary design with practical everyday living. Step inside to discover a welcoming entrance leading to a spacious lounge featuring a striking panelled feature wall, creating a stylish focal point, whilst the contemporary fitted kitchen/diner provides a wonderful space for family meals and entertaining. A convenient ground-floor cloakroom completes the downstairs accommodation. Upstairs, three well-proportioned bedrooms offer comfortable and versatile living, with the main bedroom benefiting from its own EN-SUITE SHOWER ROOM, complemented by a modern family bathroom. Outside, the property continues to impress with a block-paved driveway providing off-road parking, a DETACHED GARAGE and a generous, fully enclosed rear garden, featuring a lawn and spacious paved patio, perfect for alfresco dining, summer barbecues and relaxing with family and friends. 🌿 A superb home offering comfort, style and practicality, beautifully maintained and READY TO MOVE STRAIGHT INTO!**

**✨ Key Features**

**🏡 BEAUTIFULLY PRESENTED SEMI-DETACHED HOME – Stylish three-bedroom accommodation, finished to an excellent standard throughout and ready to move straight into.**

**🛋️ IMPRESSIVE LIVING ACCOMMODATION – Spacious lounge with striking panelled feature wall, contemporary fitted kitchen/diner and convenient ground-floor cloakroom.**

**🛏️ THREE BEDROOMS & TWO BATHROOMS – Well-proportioned bedrooms, including a main bedroom with en-suite shower room, plus a modern family bathroom.**

**🚗 DETACHED GARAGE, DRIVEWAY & GENEROUS GARDEN – Block-paved off-road parking, detached garage and enclosed rear garden with lawn and spacious paved entertaining area. 🌿**

**📞 Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!**

**Let our family move yours! 💚**

## Accommodation Comprises:

Composite entrance door to:

Entrance Hall

Radiator, door to:

Cloakroom 1.65m (5'5") x 1.09m (3'7")

Fitted with two-piece suite pedestal wash hand basin, close coupled WC, laminate flooring.

Lounge 5.05m (16'7") x 3.74m (12'3") max

PVCu double glazed window to front, radiator, TV point, central heating thermostat, smoke detector, Media wall with floating cupboards, door to:

Kitchen/Dining Room 5.00m (16'5") x 3.00m (9'10")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, plumbing for automatic washing machine, fitted electric fan assisted oven, four ring hob with extractor hood, PVCu double glazed window to rear, radiator, laminate flooring with recessed ceiling spotlights and smoke detector, stairs to first floor landing, PVCu double entrance French doors to garden, door to:

First Floor Landing

Smoke detector, access to insulated loft space.

Main Bedroom 3.25m (10'8") x 3.08m (10'1")

PVCu double glazed window to rear, radiator, TV point, door to:

En-suite Shower Room

Fitted with three-piece suite with comprising, double shower enclosure with fitted mains shower with folding glass door, pedestal wash hand basin, close coupled WC, extractor fan, shaver point, PVCu opaque double glazed window to rear, heated towel rail, laminate flooring, recessed ceiling spotlights.

Bedroom 2 3.70m (12'2") max x 2.61m (8'7")

PVCu double glazed window to front, radiator, TV point.

Bedroom 2 3.70m (12'2") max x 2.61m (8'7")

PVCu double glazed window to front, radiator, TV point.

Family Bathroom 2.00m (6'7") x 1.76m (5'9")

Fitted with three-piece suite with comprising, deep panelled bath with hand shower attachment over, pedestal wash hand basin and close coupled WC, tiled surround, extractor fan, PVCu opaque double glazed window to side, heated towel rail, laminate flooring, recessed ceiling spotlights.

Garage 5.70m (18'8") x 3.38m (11'1")

Detached brick built single garage, with Up and over door, light and power, eve storage space.

**Outside** 🚙

The property enjoys an attractive and neatly landscaped frontage, designed with low maintenance in mind and featuring decorative white stone complemented by established planting, creating a welcoming first impression. A **block-paved driveway provides off-road parking** and leads to a **DETACHED GARAGE**, whilst gated side access provides a convenient route through to the rear garden.

**Rear Garden** 🌿 🌞

The generous, fully enclosed rear garden is a wonderful feature of this beautifully presented home, offering an excellent combination of space, privacy and practicality. Predominantly laid to lawn, the garden provides plenty of room for children to play, whilst a **spacious paved patio creates the perfect setting for alfresco dining, summer barbecues and entertaining family and friends**. Attractive raised timber planters with established shrubs add colour and character, complemented by timber fencing providing a good degree of privacy. Further benefits include **outside downlighting**, creating an inviting atmosphere during the evenings, together with an **outside tap and external power points** for added convenience. A superb outdoor space designed for relaxing, entertaining and enjoying family life throughout the seasons. 🏡

Council Tax

Band B ~ £1,812.63 from April 2026 to March 2027, South Holland District Council.

EPC ~ B

**Agent's Note:**

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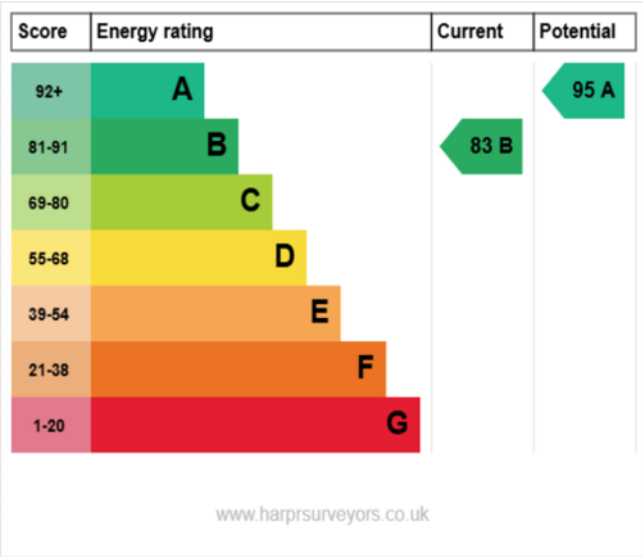
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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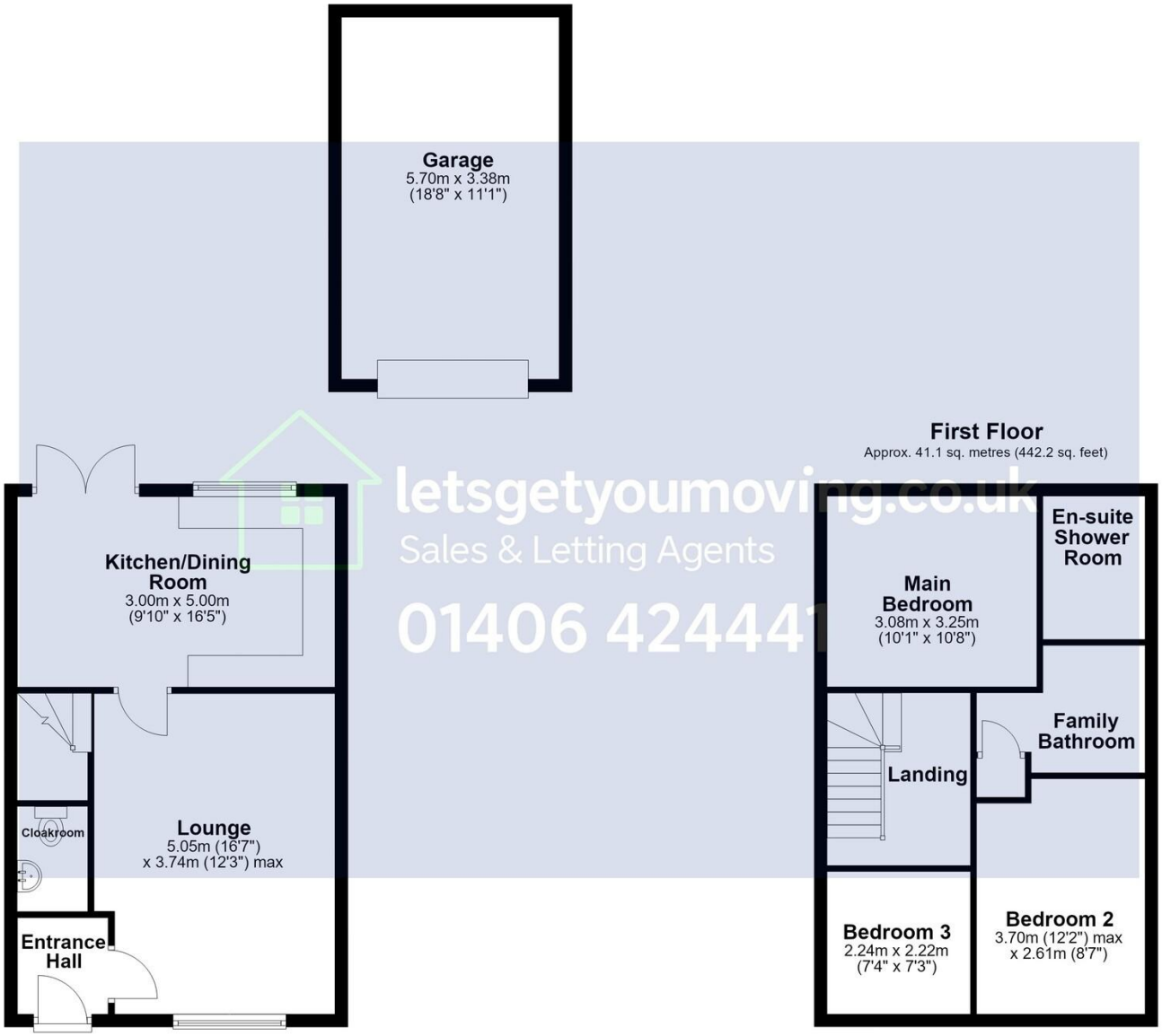



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## Ground Floor
Approx. 59.7 sq. metres (642.6 sq. feet)




## First Floor
Approx. 41.1 sq. metres (442.2 sq. feet)




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Total area: approx. 100.8 sq. metres (1084.8 sq. feet)

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property doesn't stop at 5pm!

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