



## Hall Gate, Holbeach £339,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**\*\* NO CHAIN \*\* Set back from the road sits this spacious detached bungalow with lovely gardens, generous off-road parking and a double garage. The property is also within easy walking distance of Holbeach town centre. In brief: large entrance hall, lounge with dining area off, kitchen/breakfast room, utility room, main bedroom with En-suite, two further double bedrooms (one of which is currently used as a dressing room) and the family bathroom.**

**Call us ANYTIME- 01406 424441.**

## Accommodation Comprises:

Entrance door to:

### Entrance Hall

PVCu double glazed window to front, radiators, telephone point, central heating thermostat, coving to textured ceiling with smoke detector, access to insulated loft space, airing cupboard housing hot water cylinder, linen shelving, storage cupboard with hanging space with shelving.

### Kitchen/Breakfast Room 3.61m (11'10") x 3.46m (11'4")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl polycarbonate sink unit with single drainer, mixer tap, tiled surround, integrated fridge, dishwasher, fitted eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, PVCu double-glazed window to side, radiator, coving to textured ceiling, door to:

### Utility Room 2.61m (8'7") x 1.78m (5'10")

Fitted with a matching range of eye level cupboards with worktop space over, extractor fan, plumbing for automatic washing machine, space for tumble dryer, PVCu double-glazed window to side, radiator, vinyl floor covering, coving to textured ceiling, entrance door to garden.

### Lounge 4.96m (16'3") x 3.89m (12'9")

PVCu double-glazed window to front with sun canopy, log effect electric fire with wooden surround with stone inset and hearth, radiator, TV point, two wall lights, coving to textured ceiling, open plan to:

### Dining Area 3.62m (11'11") x 3.07m (10'1")

Radiator, coving to textured ceiling, PVCu double-glazed door with matching side panels to garden.

### Family Bathroom Room

Fitted with four-piece suite comprising tiled shower enclosure with fitted electric shower, vanity wash hand basin with base cupboard and fully ceramic tiled walls, WC with hidden cistern, heated towel rail, PVCu opaque double-glazed window to side, coving to textured ceiling.

Main Bedroom 5.15m (16'11") x 3.67m (12')

PVCu double-glazed window to rear, radiator, coving to textured ceiling, door to:

En-suite Shower Room

Fitted with three-piece suite comprising tiled shower enclosure with fitted electric shower, vanity wash hand basin with base cupboard, fully ceramic tiled walls, WC with hidden cistern, extractor fan, PVCu opaque double-glazed window to side, heated towel rail.

Bedroom 2 3.64m (11'11") x 3.03m (9'11")

PVCu double-glazed window to rear, built-in double wardrobe with hanging rails, shelving, overhead storage cupboards, radiator, coving to textured ceiling.

Dressing Room 3.62m (11'11") x 2.72m (8'11")

PVCu double-glazed window to rear, built-in wardrobe(s) with hanging rails and shelving, dressing table with drawers, radiator, coving to textured ceiling. Alternatively, this room could easily be switched back to create a third double bedroom if required.

Garage 5.59m (18'4") x 5.25m (17'3")

Attached double garage with a rear personal door, power and light connected, roof storage area, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for freezer, sealed unit window to front, two up and over doors.

Outside

Private driveway leading to off road parking and double garage, area laid to lawn with shrub borders, outside lighting, side gates leading to enclosed garden with wood panel fencing, mainly laid to lawn with fruit trees, patio area, pergola with seating area, greenhouse, summerhouse, timber garden store, walled patio area, outside tap, outside lighting.

Directions

Leave our Church Street office and turn right, at the junction bear right over onto Hall Gate where the property can be located on the right-hand side. For satellite navigation users the property postcode is: PE12 7HZ.

Council Tax Band C - £1,845.60 From April 2023 to March 2024. South Holland District Council.

EPC – D

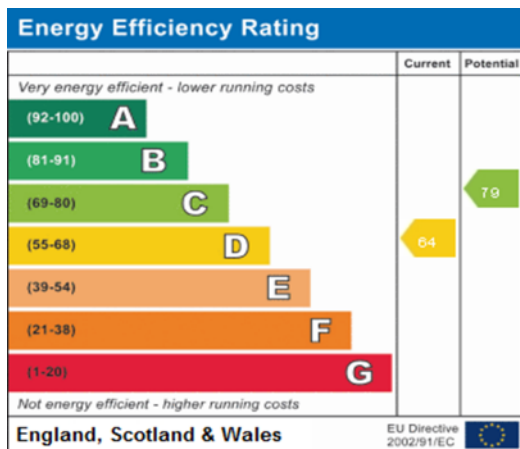


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.













### Ground Floor

Approx. 143.5 sq. metres (1544.3 sq. feet)



Total area: approx. 143.5 sq. metres (1544.3 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.



## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the entrance. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.