



Hall Gate, Holbeach £224,995 – FREEHOLD – NO CHAIN

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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

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



A great opportunity to purchase this three-bedroom detached family property in a popular location within the market town of Holbeach. The property is in need of some updating. In Brief: entrance hall, Kitchen with pantry, utility room, lounge/diner, conservatory, cloakroom, stairs to first floor landing, three bedrooms, family bathroom. Outside is open plan with an area laid to lawn and a paved parking area leading to the single garage. A side gate leads to the enclosed rear garden with wood panel fencing, which is mainly laid to lawn, summerhouse. Call us ANYTIME – 01406 424441.

Accommodation Comprises:

PVCu double-glazed entrance door to:

Entrance Hall

Radiator, telephone point, coving to textured ceiling with smoke detector, stairs to first floor landing, door to:

Lounge 4.47m (14'8") x 3.64m (11'11")

PVCu double-glazed window to front, living flame effect gas fire with wooden surround and hearth, radiator, telephone point, satellite TV aerial point, coving to textured ceiling, open plan to:

Dining Area 3.69m (12'1") x 2.65m (8'8")

Radiator, coving to textured ceiling, double-glazed patio door to Conservatory.

Conservatory 2.71m (8'11") x 2.65m (8'8")

Brick and PVCu double-glazed construction with PVCu double-glazed windows, double-glazed polycarbonate roof, TV point, power connected, PVCu double-glazed French doors to garden.

Kitchen 3.69m (12'1") max x 2.97m (9'9")

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, plumbing for dishwasher, fitted electric fan assisted oven, four ring halogen hob, PVCu double-glazed window to rear, radiator, TV point, coving to textured ceiling, under stairs storage cupboard, door to:

Pantry 1.64m (5'5") x 1.64m (5'5")

Vinyl floor covering, shelving.

Rear Lobby

Radiator, textured ceiling, door to:

Cloakroom

PVCu opaque double-glazed window to side, fitted with two-piece suite comprising, wall mounted wash hand basin, half ceramic tiled walls, low-level WC, vinyl floor covering, textured ceiling.

Utility Room 2.90m (9'6") x 1.55m (5'1")

With worktop space over with half ceramic tiled, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, PVCu double-glazed window to side, textured ceiling.

First Floor Landing

PVCu double-glazed window to side, coving to textured ceiling, access to insulated loft space, door to:

Main Bedroom 4.48m (14'8") x 3.39m (11'1")

PVCu double-glazed window to front, radiator, telephone point, coving to textured ceiling.

Bedroom 23.72m (12'2") x 3.40m (11'2")

PVCu double-glazed window to rear, built-in double wardrobe, shelving and drawers, vanity wash hand basin with base cupboard, radiator, coving to textured ceiling, airing cupboard housing hot water cylinder linen shelving. door to:

Bedroom 32.23m (7'4") x 2.11m (6'11") min floor space

PVCu double-glazed window to front, radiator, coving to textured ceiling.

Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over and glass screen, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, shaver point, PVCu opaque double-glazed window to rear, radiator, coving to textured ceiling.

Garage 4.70m (15'5") x 2.90m (9'6")

Attached single garage with power and light connected, Up and over door.

Outside

The property is open plan at the front with an area laid to lawn with paved parking area leading to the single garage. Side gate leading to the enclosed rear garden with wood panel fencing and hedging, mainly laid to lawn with flower and shrub borders, patio area, outside tap, Summerhouse.

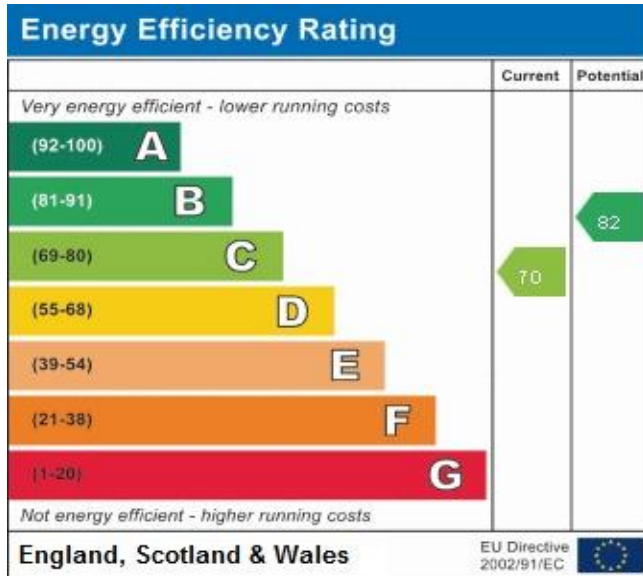
Directions

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

Council Tax Band

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

EPC – C



Reference:

Hall Gate, Holbeach

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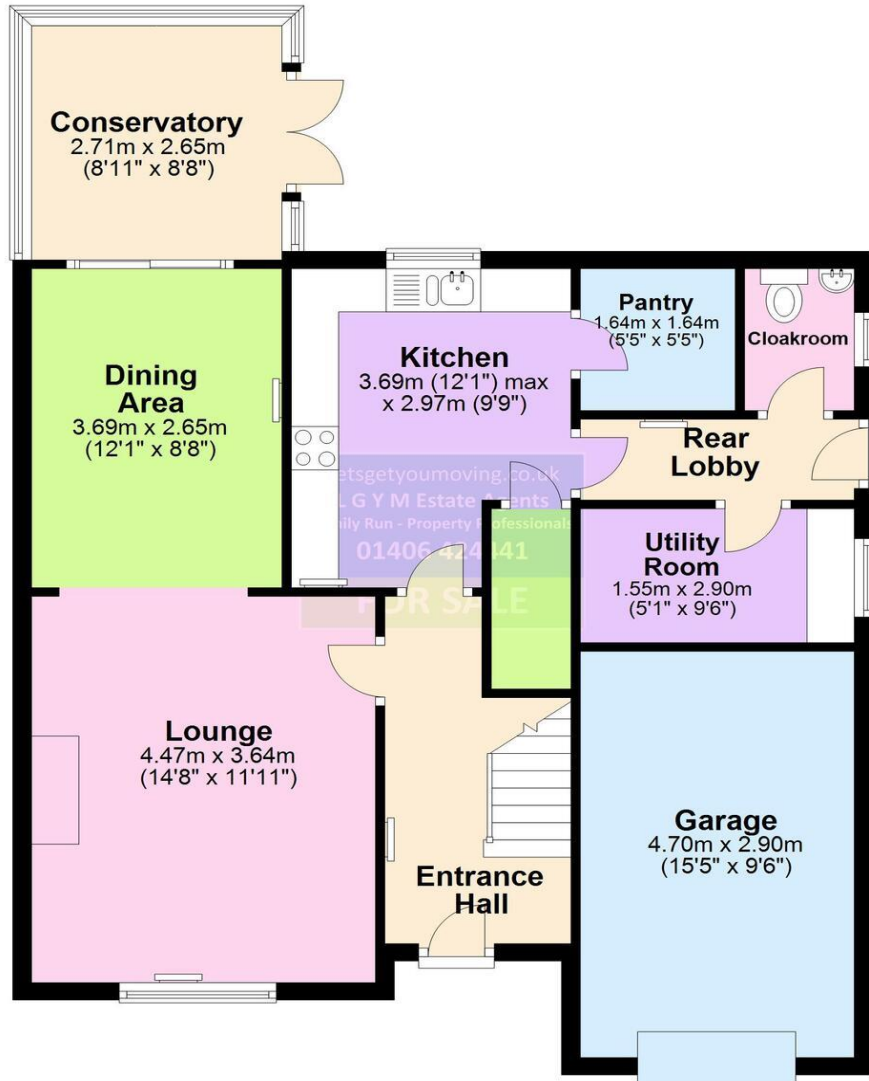
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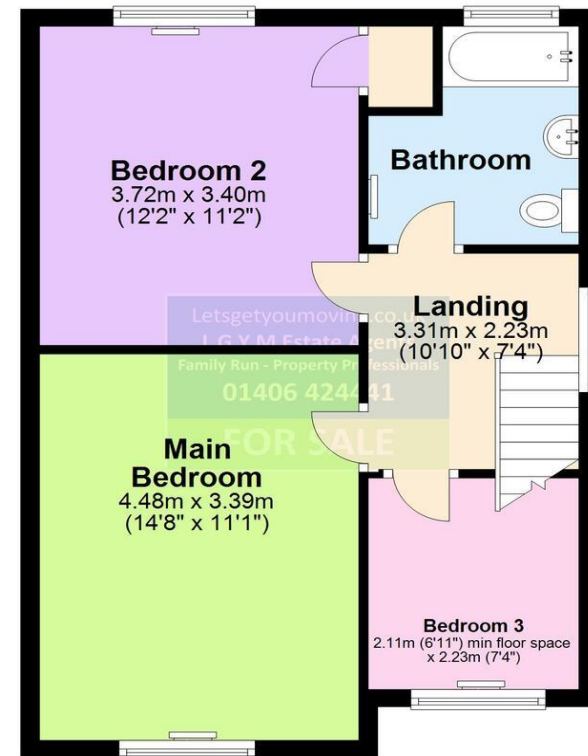
Ground Floor

Approx. 85.2 sq. metres (916.9 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.9 sq. feet)



Total area: approx. 132.3 sq. metres (1423.9 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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Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



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