



Hall Gate, Holbeach £289,995

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 three-bedroom detached bungalow set in a popular part of Holbeach with generous off-road parking and good outside space. There is additional gated parking to the rear of the property ideal for storing a caravan or campervan. In brief: Entrance hall, kitchen/breakfast, lounge, dining room, three bedrooms, family bathroom and En-suite. Outside: The front of the property has low picket style fencing, space for parking and area laid to lawn, outside lighting. Call us ANYTIME to book your viewing – 01406 424441.

Accommodation Comprises:

PVCu double-glazed entrance door to:

Entrance Hall

Two radiators, vinyl floor covering, coving to ceiling with smoke detector, access to insulated loft space, door to:

Kitchen/Breakfast Room 3.94m (12'11") x 3.52m (11'7")

Fitted with a matching range of base and eye level units with worktop space over, larder cupboard, matching breakfast bar with cupboard under, 1 1/4 bowl composite sink unit with single drainer, mixer tap and tiled surround, integrated dishwasher, space for fridge/freezer, fitted eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood, PVCu double-glazed window to rear, boiler cupboard, housing gas boiler serving both heating and domestic hot water, radiator, vinyl floor covering, TV point, recessed ceiling spotlights.

Lounge 5.74m (18'10") max x 5.74m (18'10")

PVCu double-glazed window to side, wall mounted electric fire with surround, radiator, vinyl floor covering, telephone point, TV point, power points with USB ports, coving to ceiling with smoke detector, utility cupboard with plumbing for automatic washing, PVCu double-glazed French doors to garden, PVCu double-glazed entrance door to side, open plan to:

Dining Room 4.57m (15') x 2.59m (8'6")

PVCu double-glazed window to side and rear, radiator, vinyl floor covering, PVCu double-glazed patio door to garden.

Main Bedroom 3.94m (12'11") x 3.66m (12')

PVCu double-glazed window to front, built-in double wardrobe(s) with hanging rails and shelving, radiator, TV point, coving to textured ceiling, sliding door to:

En-suite

Fitted with three-piece suite with vanity wash hand basin with base cupboard, tiled shower enclosure with mains fitted shower and glass door, close coupled WC, part ceramic tiled walls, electric fan heater, extractor fan, radiator.

Bedroom 2 3.96m (13') x 3.94m (12'11")

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

Bedroom 3 3.68m (12'1") x 2.62m (8'7")

PVCu double-glazed window to side, radiator, TV point, coving to textured ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with shower attachment over and glass screen, vanity wash hand basin with base cupboard, fitted storage cupboard, close coupled WC, part ceramic tiled walls, PVCu opaque double-glazed window to side, heated towel rail, vinyl floor covering.

Outside

The front of the property has low picket style fencing with space for parking, area laid to lawn and outside lighting. Double gates lead to the enclosed rear parking area for mobile home /caravan secure parking, single garage, patio area, outside tap, hand gate leading to side garden. Enclosed by wood panel fencing, area laid to lawn, decking, flower, and shrub insets, outside lighting.

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 Left-hand side. For satellite navigation the property postcode is: PE12 7HS.

Council Tax

Band B - £1,691.53 (April 2024 to March 2025).

EPC – D

Money Laundering Regulations (AML) 2017 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.

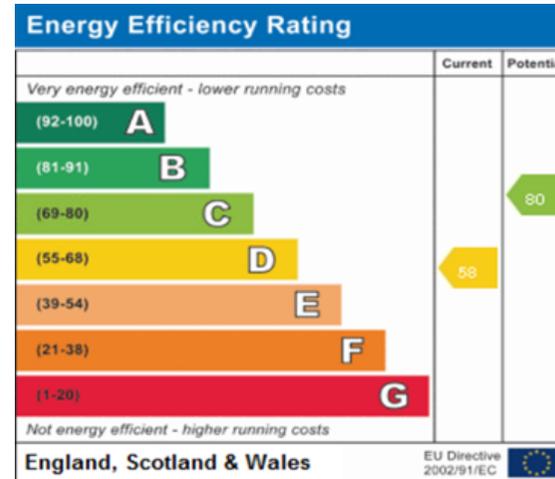
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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

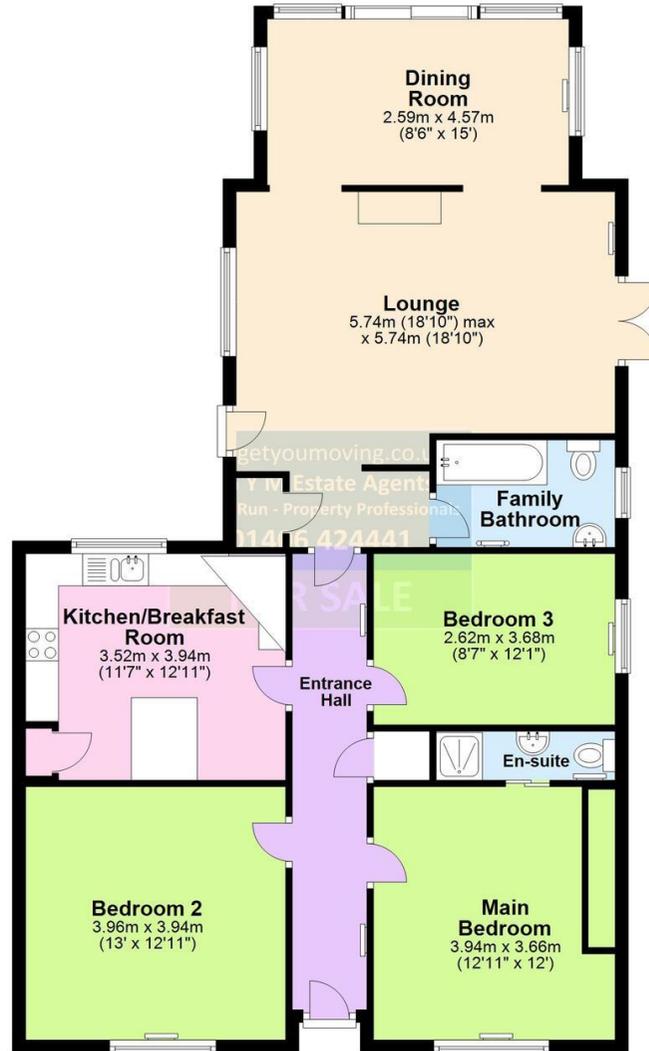






Ground Floor

Approx. 112.0 sq. metres (1205.6 sq. feet)



Total area: approx. 112.0 sq. metres (1205.6 sq. feet)

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



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The advertisement features a warm, golden-hour scene of a family moving into a new home. In the foreground, a young girl with her hair in a ponytail is running happily towards the camera. In the background, a woman and a man are walking towards the camera, each carrying a large cardboard box. To the left, a stack of several cardboard boxes is piled up. The room is bright and airy, with large windows in the background. The overall mood is positive and welcoming.

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