



## Hall Gate, Holbeach £365,000

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



**WOW! A very well-presented Fenbank Builders build from 2010, non-estate location with 4 double bedrooms, a large rear garden with a luxury outdoor spa, perfect to release the daily stresses. Accommodation includes: Entrance hall, lounge, study, kitchen-diner, utility room and ground floor cloakroom. First floor to the main bedroom with En-suite, three further double bedrooms and a family bathroom. Outside: Block paved driveway for generous off-road parking leading to an integral garage, EV charging point. The rear garden is enclosed with paved seating areas, a luxury HotSpring spa with gazebo over, areas laid to lawn with inset flowers and shrubs, timber garden store, further seating and barbeque area.**

**Viewing of this property is highly recommended, call us ANYTIME on 01406 424441.**

### Accommodation Comprises:

Storm Porch

Courtesy lighting, PVCu double glazed entrance door to:

Entrance Hall 7.87m x 1.98m max (25'10 x 6'6")

Cove to ceiling with recessed sensor spotlights, mains smoke detector, staircase to first floor landing with built in understairs storage cupboard, radiator, ceramic tiled flooring, Bi-folding doors with etched glazed inserts to:

Lounge 5.39m x 3.17m (17'8" x 10'5")

Feature granite fireplace, surround and hearth with recessed electric fire, wall light points, 2 x radiators, cove to ceiling, TV point, PVCu double glazed window to front aspect.

Study 3.17m x 2.37m (10'5" x 7'9")

Cove to ceiling, TV point, telephone point, radiator.

Kitchen Diner 5.26m x 3.96m (17'3" x 13')

Fitted with a matching range of eye level units, display cabinet with underlighting and floor standing units with worktop space over, polycarbonate 1¼ bowl sink unit with mixer tap, tiled splashbacks, fitted New World range style cooker with double oven and 5 burner gas hob, extractor canopy, integrated low level fridge and freezer, integrated full size dishwasher, ceramic tiled flooring, TV point, radiator, cove to ceiling with recessed sensor spotlights, PVCu double glazed French doors to rear garden, PVCu double glazed window to rear aspect, door to:

Utility Room 3.34m x 2.81m max (10'11 x 9'3")

Fitted with a matching range of wall mounted and floor standing units with worktop space over, single 1¼ bowl stainless steel sink unit with mixer tap and drainer, plumbing for washing machine, space for tumble dryer, radiator, wall mounted gas fired central heating and hot water boiler, PVCu double glazed window to rear aspect, PVCu double glazed door to rear exit, door to:

#### Ground Floor Cloakroom

Fitted with a two-piece suite comprising of a close coupled dual flush WC, wall mounted hand wash basin with mixer tap, tiled surround, cove to ceiling with recessed spotlights, extractor fan, ceramic tiled flooring, PVCu opaque double glazed window to side aspect.

#### First Floor Landing

Cove to ceiling with recessed sensor spotlights, mains smoke detector, access to insulated loft space, door to built in airing cupboard housing pressurised hot water cylinder and linen shelving, door to:

#### Bedroom 1 4.25m x 4.32m max (14'2" x 13'11")

Cove to ceiling, TV point, telephone point, radiator, door to built-in wardrobe with hanging space and storage shelving, PVCu double glazed window to front aspect, door to:

#### En-Suite shower Room

Fitted with a three-piece suite with corner entry tiled shower enclosure with fitted power shower, close coupled dual flush WC, pedestal wash hand basin with mixer tap, touch light vanity mirror over, radiator, wall mounted towel warmer, wooden effect flooring, cove to ceiling, extractor fan, PVCu opaque double glazed window to front aspect.

#### Bedroom 2 6.78m x 2.81m max (22'3" x 9'3")

Cove to part vaulted ceiling, 2 x radiators, TV point, PVCu double glazed window to front aspect, Velux window to rear aspect.

#### Bedroom 3 4.00m x 2.99m (13'1" x 9'10")

Cove to ceiling, radiator, TV point, PVCu double glazed window to rear aspect.

#### Bedroom 4 5.53m x 3.18m

Cove to ceiling, radiator, TV point, PVCu double glazed window to side aspect.

#### Family Bathroom 2.91m x 2.16m (9'7" x 7'1")

Fitted with a four-piece suite comprising: Corner entry tiled shower enclosure with fitted power shower, double ended deep panel bath with central mixer tap, close coupled dual flush WC, pedestal wash hand basin with mixer tap, tiled surrounds, cove to ceiling with recessed spotlights, extractor fan, wall mounted vertical towel radiator, PVCu double glazed opaque window to rear aspect.

#### Outside:

The front garden is partly enclosed with wooden fencing with block paved driveway providing off good road parking leading to the integral single garage, EV charging port, courtesy lighting, storm porch over main entrance door. Gated access to the side leads to the large enclosed rear garden, large paved patio, Hotspring outdoor spa (included in the sale with gazebo over) areas laid to lawn with inset shrubs and flower borders, timber garden store, further seating area with table and bench seats barbeque/entertaining area, further area laid to lawn with shrub borders. The property faces a southerly direction. Viewing of this property is highly recommended.

Directions: Leave our Church Street office and head right, at the junction bear right onto Hall Gate, follow this road where the property can be located on the right-hand side. For satellite navigation the property postal code is: PE12 7HZ.

Council Tax:

Band D - £2,174.82 via South Holland District Council 2024/25.

Agents Notes: The spa is run from a 13amp domestic power supply.

EPC: C.

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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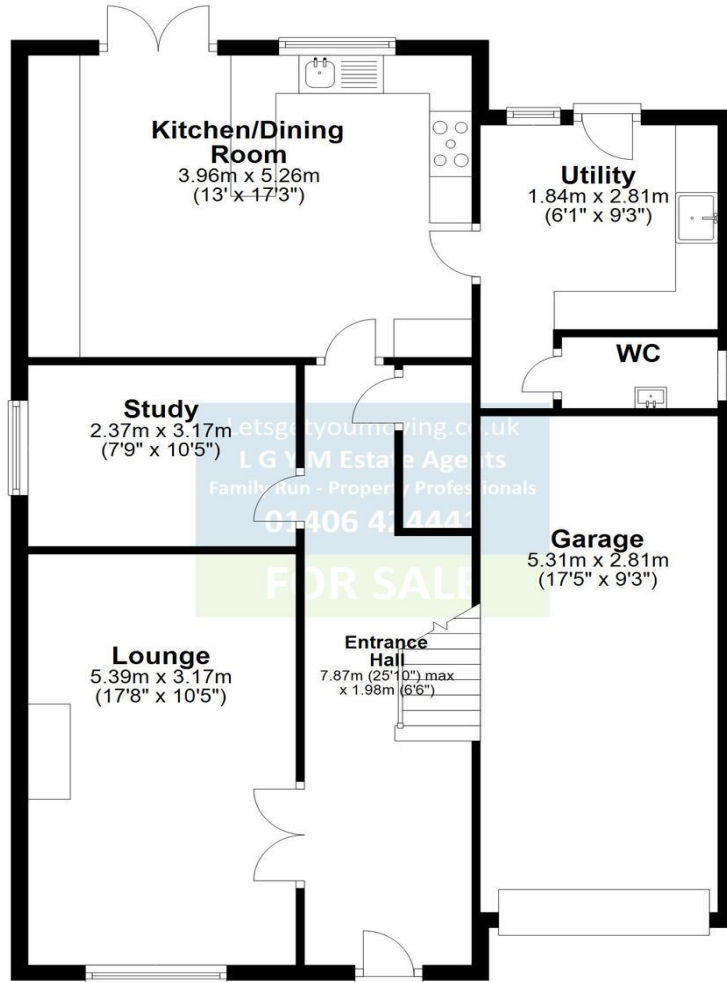






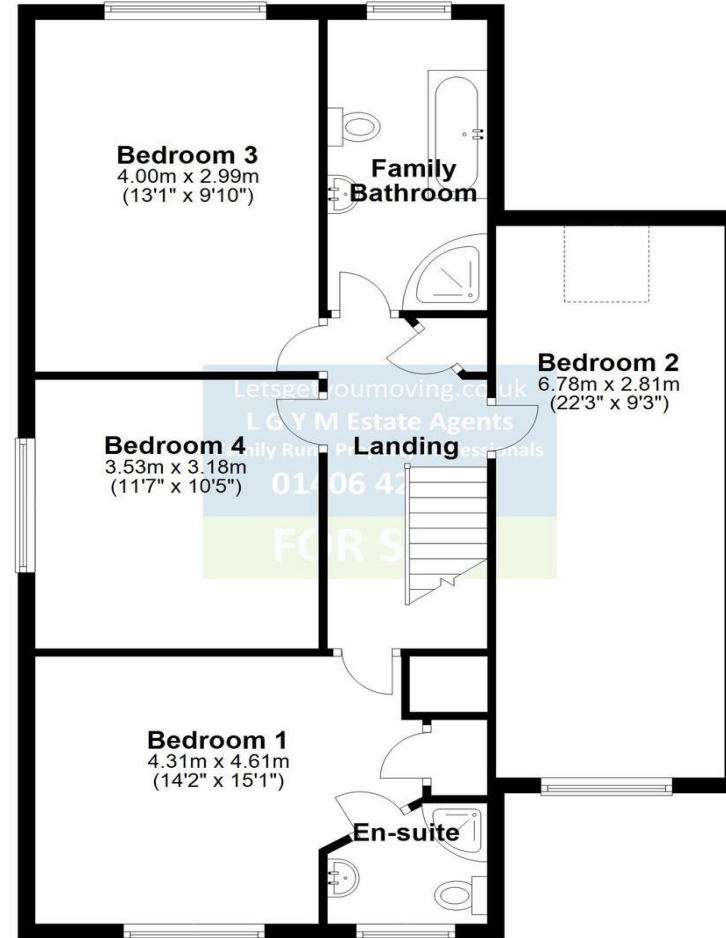
### Ground Floor

Approx. 86.9 sq. metres (935.4 sq. feet)



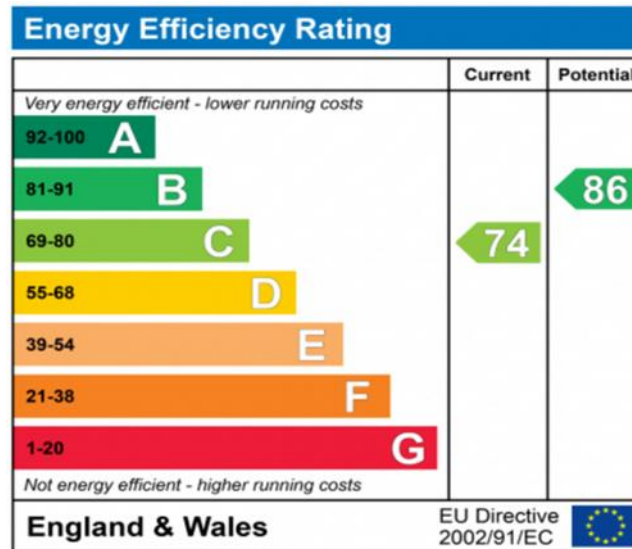
### First Floor

Approx. 79.1 sq. metres (851.0 sq. feet)



Total area: approx. 166.0 sq. metres (1786.4 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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