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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



# Hall Hill Road, Holbeach £209,995

A well-presented three-bedroom semi-detached home 🏠, ideally positioned within walking distance of the town centre and local schools — making it an excellent choice for families and first-time buyers alike.

The accommodation offers a modern feel throughout and comprises a comfortable lounge 🛋️, a spacious kitchen/diner perfect for everyday living and entertaining 🍽️, three well-proportioned bedrooms 🛏️, and a family bathroom 🚿.

Externally, the property benefits from an open-plan front garden laid mainly to lawn 🌿, with hard standing to the side and gated access leading to the enclosed rear garden 🗝️. The rear garden is predominantly laid to lawn and enclosed by wood panel fencing, providing a safe and private outdoor space for children or pets 🐾. On-road parking is available 🚗.

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

## Accommodation Comprises:

Lounge 6.04m (19'10") max x 3.30m (10'10")

Three PVCu double glazed windows to front, two radiators, laminate flooring, Broadband point with recessed ceiling spotlights, stairs to first floor landing with under-stairs storage cupboard from the kitchen, door to:

Kitchen/Diner 5.03m (16'6") max x 3.32m (10'11") max

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and mixer tap, integrated fridge/freezer, plumbing for dishwasher, built-in electric fan assisted oven, built-in four ring induction hob with extractor hood, PVCu double glazed window to rear, radiator, laminate flooring, door to under stairs storage cupboard, vertical radiator.

Utility Room 2.38m (7'10") x 1.81m (5'11")

Plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to rear, boiler cupboard, housing a wall mounted gas combination boiler serving heating system and hot water, laminate flooring, PVCu double glazed entrance door to garden.

First Floor Landing 2.52m (8'3") x 1.93m (6'4")

PVCu double glazed window to side, radiator, laminate flooring, recessed ceiling spotlights, access to insulated loft space, door to:

Main Bedroom 4.01m (13'2") max x 3.33m (10'11") max

PVCu double glazed window to rear, radiator, laminate flooring, recessed ceiling spotlights.

Bedroom 2 4.01m (13'2") max x 3.30m (10'10") max  
PVCu double glazed window to front, radiator, laminate flooring, recessed ceiling spotlights.

Bedroom 3 2.62m (8'7") x 2.24m (7'4")  
PVCu double glazed window to front, radiator, laminate flooring, recessed ceiling spotlights.

#### Family Bathroom

Three-piece suite comprising deep panelled bath with hand shower attachment over, mixer tap and glass screen, vanity wash hand basin with drawers and close coupled WC, fully ceramic tiled walls, PVCu opaque double glazed window to rear, wall affixed vertical radiator.

#### Outside

The front garden is open plan and mainly laid to lawn, with hard standing to the side and gated access leading to the enclosed rear garden, which is predominantly laid to lawn and enclosed with wood panel fencing. On-road parking is available.

#### Directions

Leave our Church Street office and turn right, at the junction take the right turn onto Hall Gate, then turn right onto Hall Hill Road. Bear left at the bottom of the road where the property can be located on your left-hand side. For the purpose of satellite navigation, the property postcode is PE12 7JB.

#### Council Tax

Band A ~ £1,496.77 from April 2025 to March 2026, South Holland District Council.

EPC ~ C

#### Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

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.

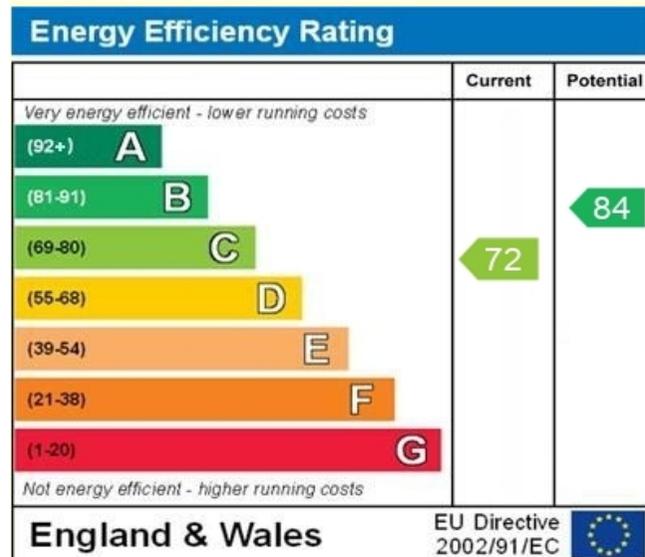
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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**20**  
2006-2026

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

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A blue banner with a confetti background. On the left, a large white '20' is set against a green circular backdrop, with a green ribbon below it containing the text '2006-2026'. To the right of this, the website 'letsgetyoumoving.co.uk' is written in white. Below that, 'Customer focused since 2006' is written in green, and 'give us a call anytime for your free valuation' is written in white. On the far right, a green rounded rectangle contains the phone number '01406 424441' in white.

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