



Hall Gate, Holbeach, Spalding
£315,000 **Freehold**

**Sharman
Quinney**

Key Features

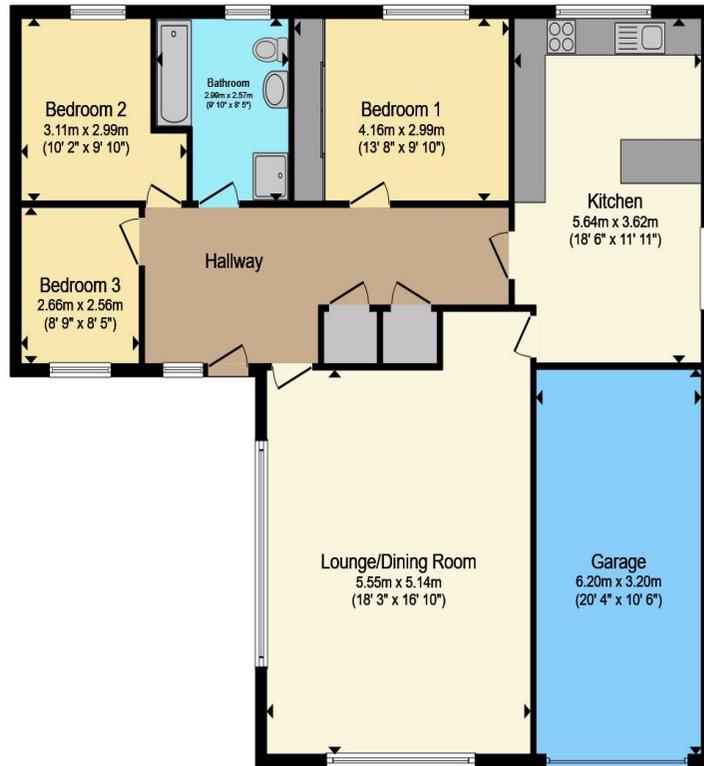


- Three Bedroom Detached Bungalow
- Spacious Lounge
- Beautifully appointed refitted Kitchen/Diner
- Bathroom
- Driveway and Garage

This spacious bungalow offers versatile living and wide doorways ideal for wheelchair access if required. The accommodation includes an entrance hall, A bright and large lounge, A beautifully re-fitted kitchen diner as well as a side entrance porch, three bedrooms and a family bathroom.

To the outside, the property is approached via a driveway with parking for numerous vehicles and access to the garage. To the rear is a large enclosed rear garden mainly laid to lawn and offering a good level of seclusion. Additional benefits include gas central heating and double glazing throughout.





Ground Floor

Total floor area 128.1 m² (1,379 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

Accommodation Includes

Entrance Hall

Lounge/Dining Room
5.55m x 5.14m (18'3" x 16'10").

Kitchen
5.64m x 3.62m (18'6" x 11'11").

Bedroom 1
4.16m x 2.99m (13'8" x 9'10").

Bedroom 2
3.11m x 2.99m (10'2" x 9'10").

Bedroom 3
2.66m x 2.56m (8'9" x 8'5").

Bathroom

Outside

To the front of the property there is a shaped lawn and a gravelled driveway provides off-road parking leading to the:

Garage
6.20m x 3.20m (20'4" x 10'6").

Rear Garden

Being enclosed and laid to lawn with a summerhouse, timber shed and greenhouse.

To view this property call Sharman Quinney on:
01778 343322

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 343322

 25 Market Place, Market Deeping,
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD204523 - 0002