



77a Hall Gate, Holbeach, PE12 7HX



Freehold

£325,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & re-fitted dining kitchen
- Bathroom & side entrance porch
- Driveway and garage
- Enclosed rear garden
- EPC rating C





Set on a generous plot of approximately 0.17 acre (STS) this well-presented detached bungalow offers comfortable and versatile living.

The accommodation includes an inviting entrance hall, bright lounge, re-fitted dining kitchen, side entrance porch, three bedrooms and a family bathroom.

Outside, the property features attractive front and rear gardens, a driveway providing ample off-road parking and a garage. Additional benefits include gas central heating and double glazing throughout — a lovely home in a convenient and sought-after location.



ACCOMMODATION

Part glazed front entrance door with matching side screen through to the:

ENTRANCE HALL

Having coved ceiling, two radiators and two built-in cupboards.

LOUNGE

7.14m x 5.44m (23'5" x 17'10")

Having windows to front & side elevations, coved ceiling and two radiators,

DINING KITCHEN

5.59m x 3.58m (18'4" x 11'8")

Having window to side elevation, coved ceiling, radiator and feature wainscoting to dining area. Newly fitted (2025) kitchen area with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, Zanussi gas hob, cupboards, space & plumbing for automatic washing machine, integrated dishwasher, tall unit to side housing integrated Zanussi electric oven with drawers under & cupboards over. Further work surface forming dividing unit to dining area with cupboards under.

SIDE PORCH

2.39m x 1.24m (7'10" x 4'1")

Having part glazed doors to front & rear elevations and window to side elevation.



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BEDROOM ONE

3.58m x 3m (11'8" x 9'10")

Having window to rear elevation, coved ceiling and built in wardrobes to one wall.

BEDROOM TWO

3.02m x 3m (9'11" x 9'10")

Having window to rear elevation and coved ceiling.

BEDROOM THREE

2.72m x 2.39m (8'11" x 7'10")

(max) Having window to front elevation, coved ceiling and radiator.

BATHROOM

3m x 2.54m (9'10" x 8'4")

(max) Having window to rear elevation, coved ceiling, radiator, wood effect flooring, extractor fan, electric shaver point, part tiled walls, panelled bath with mixer tap & shower attachment, close coupled WC, pedestal hand basin and fully tiled shower cubicle.

EXTERIOR

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

GARAGE

6.1m x 3.05m (20'0" x 10'0")

Having up-and-over door, light & power.

REAR GARDEN

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

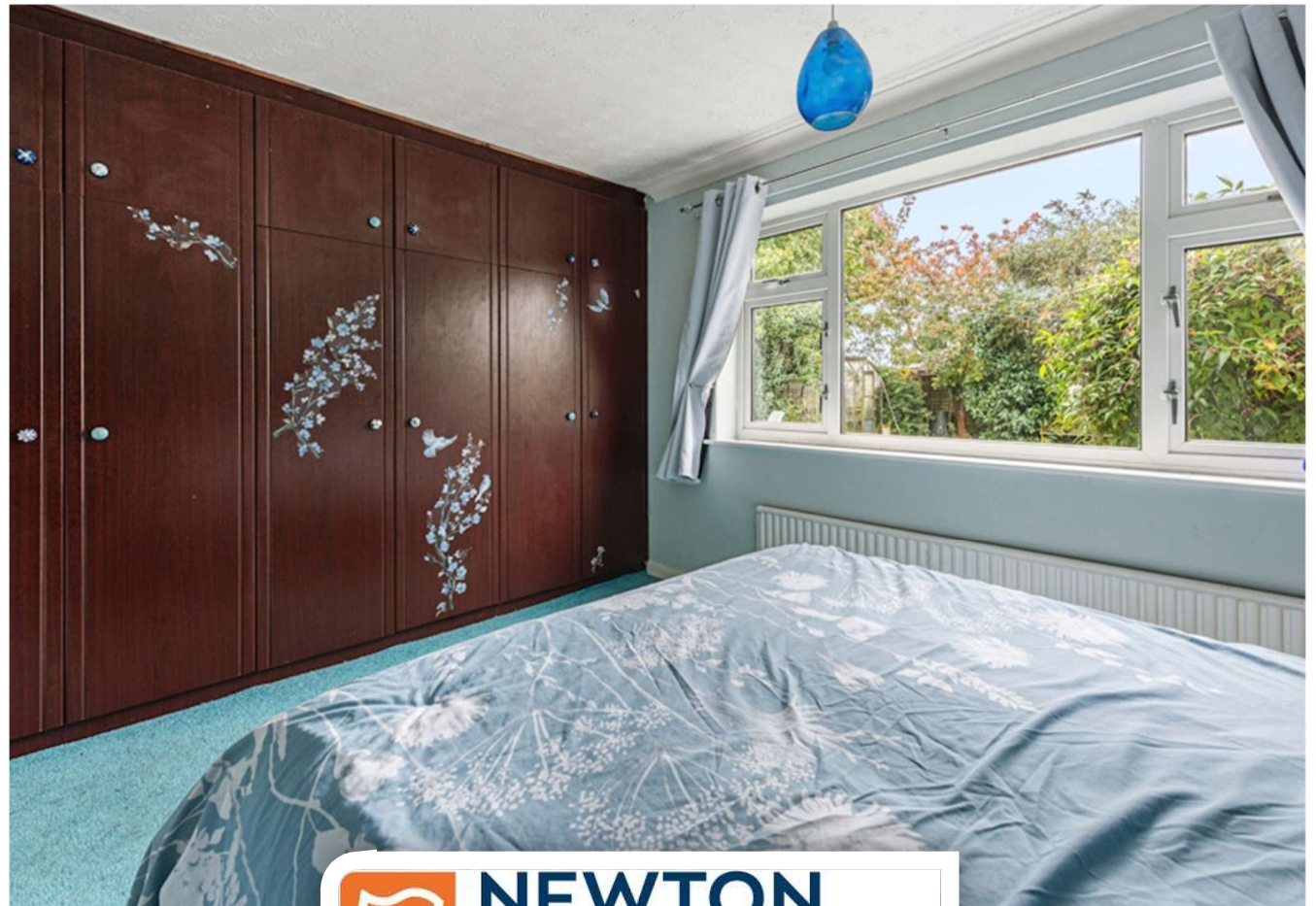


THE PLOT

The property occupies a plot of approximately 0.17 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.



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VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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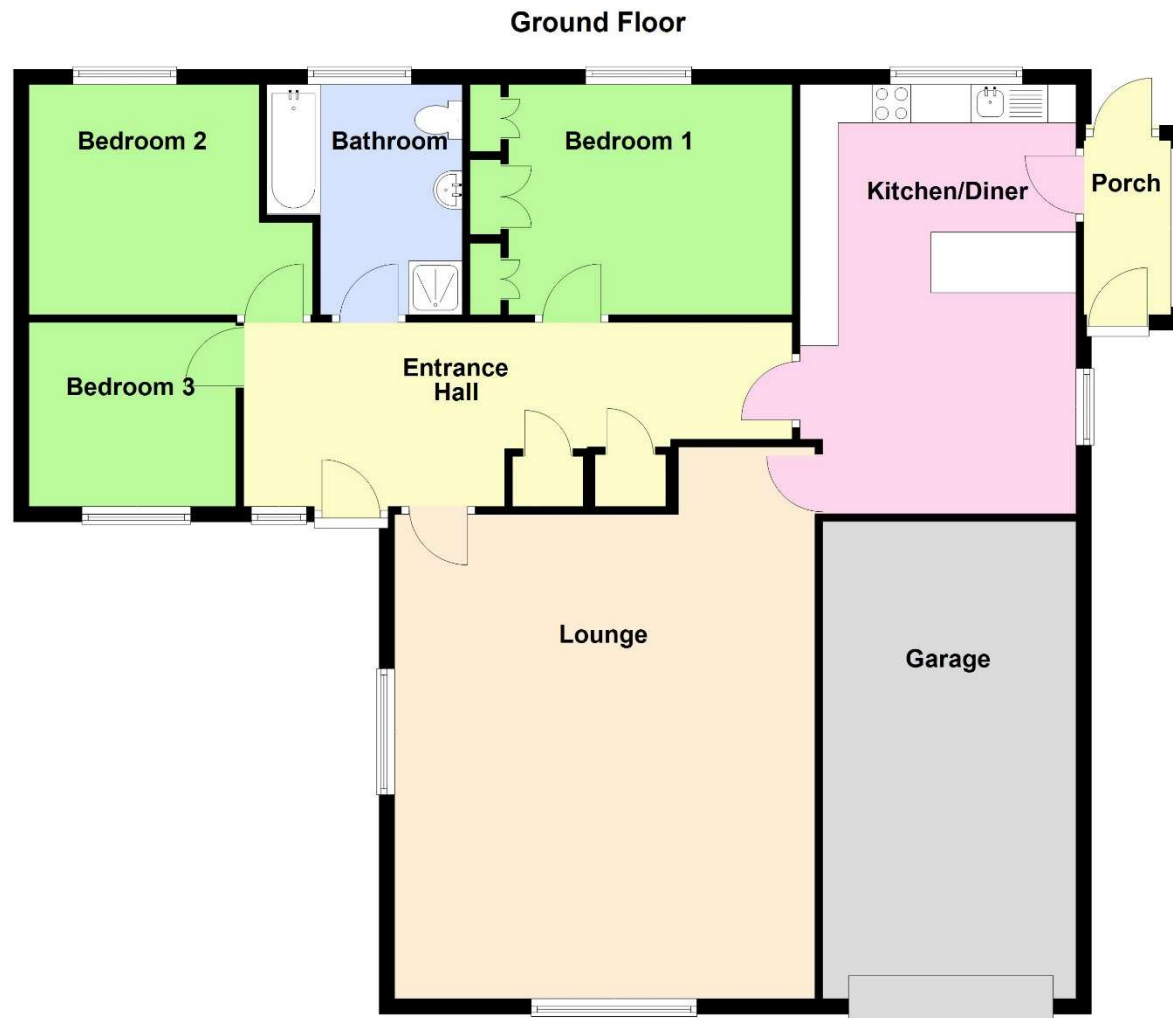
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PARTICULARS

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Floorplan



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