



Hall Gate, Holbeach £195,000

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 delightful semi-detached family home with ample off road parking and a large garden in the town of Holbeach. Entrance hall, lounge, family room, large fitted kitchen/diner, ground floor family bathroom, three bedrooms to the first floor with shower room. Outside - good off road parking, enclosed good size rear garden. Viewing is highly recommended - call us ANYTIME - 01406 424441.

Accommodation Comprises:

PVC double glazed entrance door to:

Entrance Hall

PVCU double glazed window to front, boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, laminate flooring, telephone point, central heating thermostat, coving to ceiling, stairs to first floor landing with under stairs storage cupboard, door to:

Lounge 3.66m (12') x 3.20m (10'6")

PVCu double glazed window to front, fireplace with wooden surround, radiator, laminate flooring, picture rail, coving to ceiling.

Family Room 3.96m (13') max x 3.52m (11'7")

Radiator, laminate flooring, coving to ceiling, open plan to kitchen/dining room, door to:

Kitchen/Dining Room 5.71m (18'9") x 4.32m (14'2")

Fitted with a matching range of base and eye level units with worktop space over, matching island unit with cupboard under, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring halogen hob with extractor hood over, PVCu double glazed windows to rear, double radiator, ceramic tiled flooring, PVCu double glazed French doors to garden, PVCu double glazed entrance door to side.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, shower curtain, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, PVCu double glazed window to side, radiator, ceramic tiled flooring, coving to ceiling.

First Floor Landing

PVCu double glazed window to side, coving to ceiling, access to insulated loft space, door to

Bedroom 1 3.67m (12') x 3.61m (11'10")

PVCu double glazed window to rear, radiator, coving to ceiling.

Bedroom 2 3.51m (11'6") x 3.23m (10'7")

PVCu double glazed window to front, radiator, coving to ceiling.

Bedroom 3 2.51m (8'3") x 2.31m (7'7")

PVCu double glazed window to rear, radiator, coving to ceiling.

Shower Room

Fitted with three-piece suite comprising double shower cubicle with fitted electric shower and glass door, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, extractor fan, radiator, ceramic tiled flooring, coving to ceiling.

Outside:

The front is enclosed with an area laid to lawn and decorative gravel providing generous off-road parking, side gate leading to the enclosed rear garden, hedging and wood panel fencing, mainly laid to lawn, recently installed decked area with fire pit, wooden garden storage.

Directions:

Leave our Church Street office and turn right, at the junction bear right over on to Hall Gate, once over the roundabout take the last exist, staying on Hall Gate, the property can be located on the left-hand side. For satellite navigation the property postal code is: PE12 7HS.

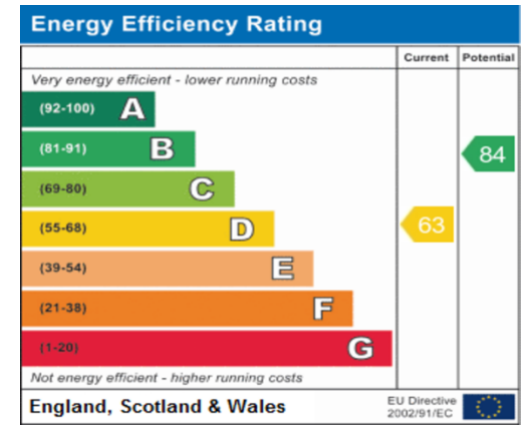
Council Tax Band

Band B £1424.92 South Holland District Council

EPC - D



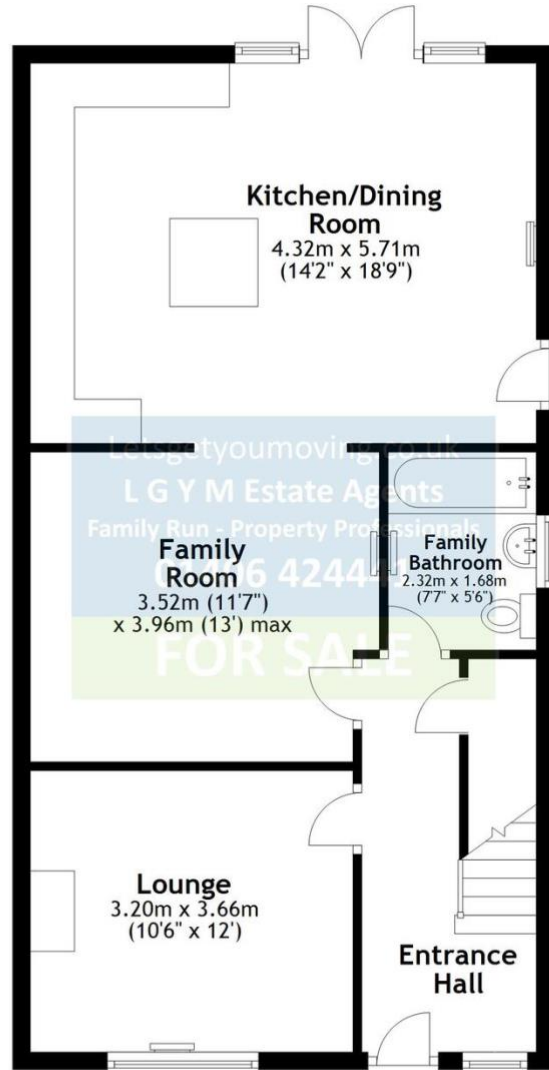






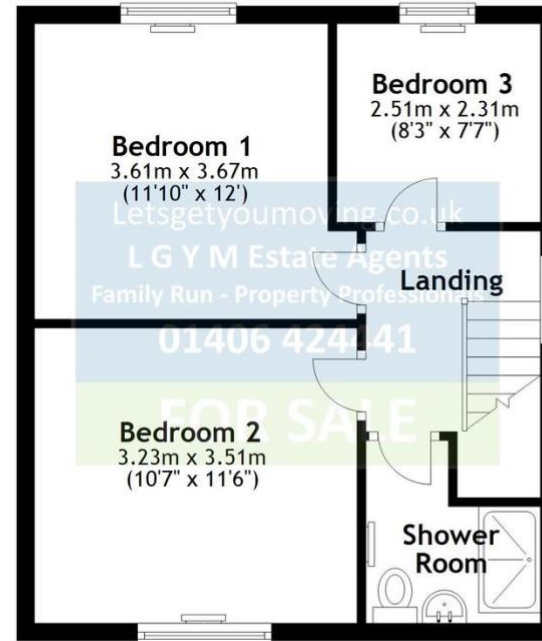
Ground Floor

Approx. 64.5 sq. metres (694.3 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 104.5 sq. metres (1124.8 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) CALL US ANYTIME!

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Misdescriptions Act 1991

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