



# Hall Gate, Holbeach, £199,995

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A detached bungalow situated within easy walking distance of Holbeach town centre. In brief accommodation comprises: Entrance hall, lounge, kitchen/breakfast, utility room. Inner hallway, utility room, sun room, three double bedrooms, family bathroom. Front garden with large parking area to the side, gate leading to good sized enclosed rear garden..

### Accommodation Comprises:

Entrance Hall

Lounge 3.97m (13') x 3.62m (11'11")

Bedroom 1 3.97m (13') x 3.02m (9'11")

Kitchen/Breakfast Room 3.63m (11'11") x 3.58m (11'9")

Bedroom 2/Dining Room 4.12m (13'6") x 3.00m (9'10")

Bedroom 3 3.01m (9'11") x 2.60m (8'6")

Inner Hallway

Family Bathroom

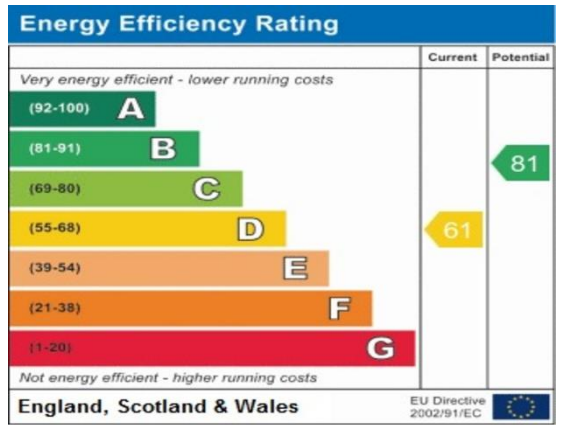
Rear Lobby

Utility Room 2.92m (9'7") x 1.76m (5'9")

Sunroom 3.40m (11'2") x 3.12m (10'3")

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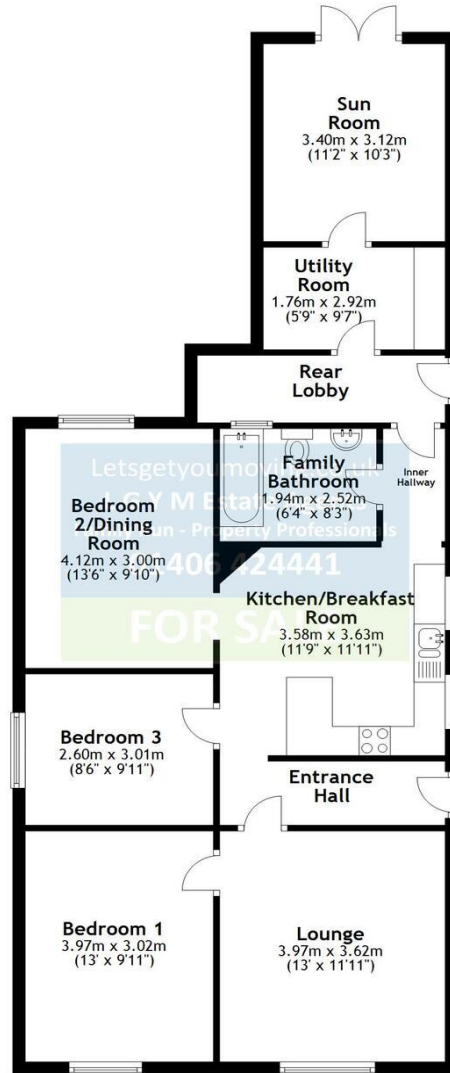




Reference:  
HALL GATE, HOLBEACH

### Ground Floor

Approx. 94.4 sq. metres (1015.8 sq. feet)



Total area: approx. 94.4 sq. metres (1015.8 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) Available 7 days a week. CALL US ANYTIME!

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Misdescriptions Act 1991

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