



## Hall Hill Road, Holbeach £186,995

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 generous sized three-bedroom semi-detached family home located in a very popular part of Holbeach with many local amenities and within convenient walking distance to the town center. In brief accommodation comprises: Entrance Hall, lounge, kitchen/diner, utility room, pantry, conservatory, first floor to three bedrooms, family bathroom, garage, off road parking and gardens. NO CHAIN! Call us Anytime - 01406 424441.**

### Accommodation Comprises:

Double-glazed entrance Door to:

Entrance Hall

Double-glazed window to front, telephone point, coving to ceiling, stairs to first floor landing, door to:

Lounge 5.11m (16'9") max x 3.32m (10'11")

Double-glazed windows to front, log effect gas fire with brick-built surround and slabbed hearth, radiator, TV point, satellite point, coving to ceiling, door to:

Kitchen/Dining Room 5.11m (16'9") x 3.56m (11'8")

1 1/4 bowl polycarbonate sink unit with single drainer, mixer tap and tiled surround, built-in electric fan assisted double oven, built-in four ring gas hob with extractor hood over, double-glazed window to rear, radiator, vinyl floor covering, telephone point, central heating thermostat, coving to ceiling, door to:

Pantry

Double glazed window to side, shelving.

Utility Room 2.40m (7'10") x 1.87m (6'2")

Base unit with worktop space over, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to rear, part-glazed door to:

Conservatory 3.06m (10') x 2.01m (6'7")

Wooden and brick construction with light connected, sealed window units to rear and side, radiator, laminate flooring, textured ceiling, part-glazed entrance door to garden.

First Floor Landing

Double-glazed window to side, radiator, smoke detector, access to insulated loft space, airing cupboard housing hot water cylinder, linen shelving, door to:

Main Bedroom 3.85m (12'8") x 3.38m (11'1")

Double-glazed window to rear, radiator, coving to ceiling.

Bedroom 2 3.86m (12'8") x 3.33m (10'11")

Double-glazed window to front, radiator.

Bedroom 3 2.66m (8'9") x 2.44m (8')

Double-glazed window to front, storage cupboard, radiator, coving to ceiling.

#### Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent electric shower over, and glass screen, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, extractor fan, shaver point, opaque double-glazed window to side, opaque double-glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling.

Garage 5.96m (19'7") x 2.62m (8'7")

Prefabricated garage with personal side door, power and light connected, single glazed window to rear, Up and over door. (Asbestos may be present in this construction, please call for more information).

#### Outside

The property is enclosed with high hedging offering good privacy to the front of the property, area laid to lawn with flower and shrub borders, off road parking. Double gates leading to single garage, rear garden enclosed by wood panel fencing, mainly laid to lawn with flower and shrub borders, patio area, water well, outside tap, outside lighting, wooden garden store 3.04m x 2.46m light and power connected.

#### 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 the property can be located on your right-hand side. For the purpose of satellite navigation, the property postcode is - PE12 7JB.

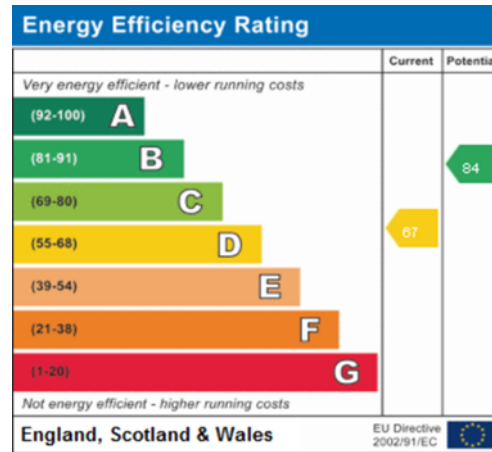
#### Council Tax

Band A - £1,384.20. April 2023 to March 2024, South Holland District Council.

#### EPC - D

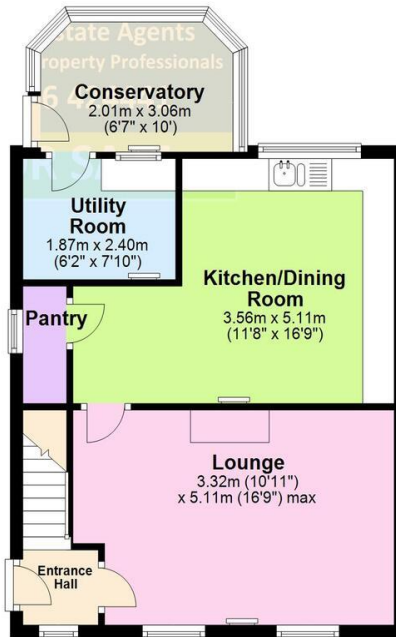
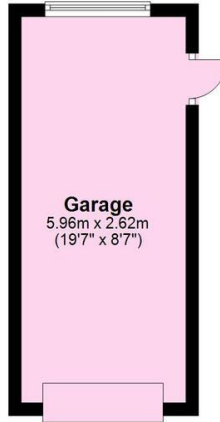






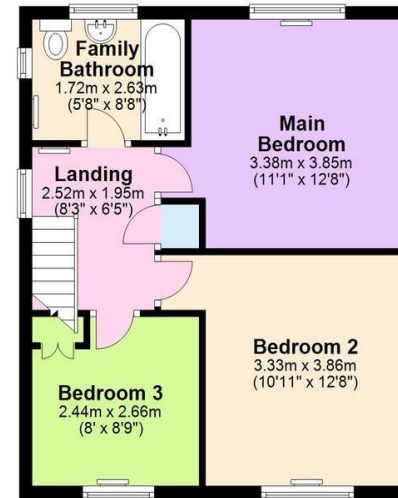
### Ground Floor

Approx. 63.8 sq. metres (686.2 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 104.9 sq. metres (1129.1 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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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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