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L G Y M Estate Agents
Family Run - Property Professionals



Hall Gate, Holbeach £249,995

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



This two bed detached bungalow is situated in a popular non estate location and within walking distance to the town centre. In brief accommodation comprises: Entrance hall, lounge, kitchen diner, two double bedrooms and the re-fitted family bathroom. PVCu double glazing and gas fired central heating: Gravel driveway providing off road parking, large rear garden. Viewing is highly recommended, call us ANYTIME on 01406 424441.

Accommodation Comprises:

Part glazed entrance door to:

Entrance Hall

Cove to ceiling with access to loft space, radiator, wooden effect flooring, door to built in airing cupboard housing hot water tank with linen shelving and storage cupboard above, door to:

Lounge 5.80m x 3.65m (19' x 12')

Feature fireplace with recessed multi fuel burning stove with marble hearth, cove to ceiling, TV point, wall light points, 2 x radiators, wood effect flooring, PVCu double glazed bay window to front aspect, part glazed door to:

Kitchen Diner 6.90m x 3.64m max (22'8" x 11'11")

Fitted with a matching range of wall mounted units and floor standing units with worktop space over, one and a quarter bowl ceramic sink unit with mixer tap, tiled splashbacks, slot in Rangemaster stove with double oven and grill with 5 burner gas hob with extractor canopy, space for tall standing fridge freezer, plumbing for washing machine, space for tumble dryer, 2 x radiators, wooden effect flooring, cove to ceiling, PVCu double glazed window to rear aspect, PVCu double glazed French doors to garden.

Bedroom 1 3.65m x 3.64m (12' x 11'11")

Cove to ceiling, radiator, wooden effect flooring, PVCu double glazed window to front aspect.

Bedroom 2 3.65m x 3.26m (12' x 10'8")

Cove to ceiling, radiator, wooden effect flooring, PVCu double glazed window to rear aspect.

Refitted Family Bathroom 3.06m x 2.03m (10' x 6'8")

Fitted with a four-piece suite comprising: Roll top bath with high rise mixer tap with hand shower attachment, tiled corner entry shower enclosure with fitted Triton shower. Close coupled WC, pedestal wash hand basin, fully tiled surrounds, ceramic tiled floor, fully tiled surrounds, radiator, cove to ceiling, PVCu opaque double glazed window to rear aspect.

Outside:

The front garden is partly enclosed with mature hedging and wooden picket fencing with area laid to lawn with flower and shrub borders, pathway leads to the main entrance door. Gravel driveway to the side provides good off-road parking for several vehicles. The rear garden is enclosed with a mixture of wooden panel fencing and mature hedging with paved patio area, extensive area laid to lawn with flower and shrub borders, pear tree, timber garden store, feature sunken pond, further timber summerhouse. Viewing of this property is highly recommended, call us ANYTIME on 01406 424441.

Directions:

Leave our Church Street office and turn right, at the junction cross over right on to Hall Gate, proceed along where the property can be located on the right-hand side. For satellite navigation the property postal code is: PE12 7HZ.

Council Tax:

B - £1,691.53 – South Holland District Council 2024/25.

EPC: D

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

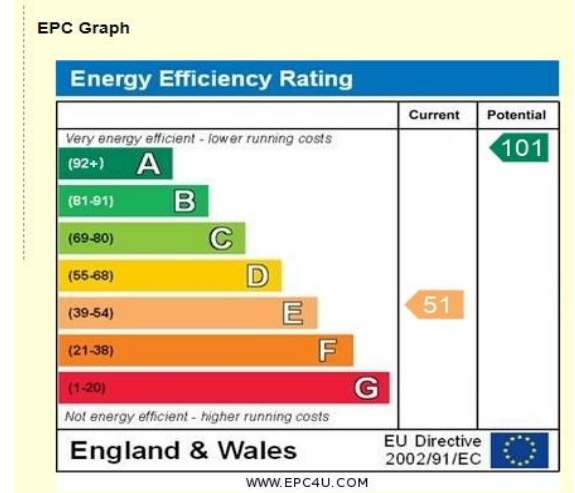
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

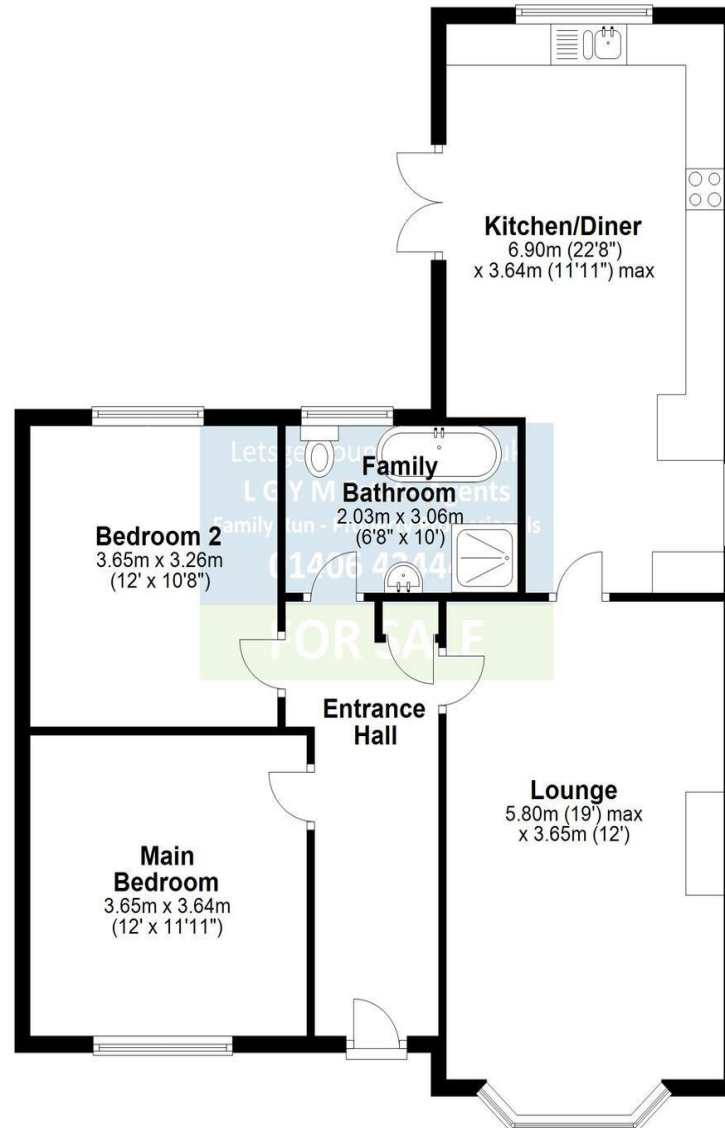
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Ground Floor

Approx. 88.2 sq. metres (949.5 sq. feet)



Total area: approx. 88.2 sq. metres (949.5 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

VIEWS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.