

Hall Gate, Holbeach

£149,995



NO CHAIN! A delightful semi detached family home with ample off road parking and a large garden within easy walking distance of Holbeach town centre. Entrance hall, lounge, fitted kitchen, utility/breakfast room, conservatory, two double bedrooms to the first floor with wet room style shower room. Outside washhouse and shower room, Viewing is highly recommended - call us **ANYTIME - 01406 424441**.

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



Accommodation Comprises:

Part glazed entrance door to:

Entrance Hall

Textured ceiling, smoke detector, staircase to first floor landing, radiator, glazed French door to:

Lounge/Diner 4.98m x 3.33m max

Feature wooden fire surround with electric fire, marble insert and hearth, TV point, radiator, PVCu double glazed window to front aspect.

Fitted Kitchen 3.22m x 2.26m

Fitted with a matching range of wall mounted units with underlighting and floor standing units with worktop space over, stainless steel single drainer sink unit, electric slot in Rangemaster oven and hob, extractor fan, textured ceiling, radiator, wall mounted gas fired central heating boiler servicing heating and domestic hot water, door to built in pantry with shelving and light point connected, PVCu double glazed window to side and rear aspect, door to:

Utility/Breakfast Room 3.19m x 1.59m

Fitted wall mounted units, breakfast bar area with plumbing for dishwasher, space for tall standing fridge/freezer, tiled splashback, PVCu double glazed window to rear aspect, part glazed door to:

Conservatory 3.08m x 2.92m

Of timber construction with double glazed units and flat roof, radiator, PVCu double glazed door to rear garden.

First Floor Landing

Textured ceiling with access to loft space, PVCu double glazed window to side aspect, door to built in airing cupboard with linen shelving, door to:

Bedroom 1 4.61m x 2.98m

Fitted with a range of wardrobes with hanging rails and storage shelving, wall light points, textured ceiling, radiator, telephone point, door to built in over stairs wardrobe with hang rail, PVCu double glazed window to front aspect x 2.

Bedroom 2 3.63m x 3.16m

Fitted with a matching range of built in wardrobes with hanging rail and storage shelving, textured ceiling, wall light points, radiator, PVCu double glazed window to rear aspect.

Family Shower Room 2.46m x 1.52m

Of wet room style, fitted with: Mains wall mounted shower, pedestal wash hand basin, close coupled WC, extractor fan, radiator, PVCu opaque double glazed window to rear aspect.

Outside:

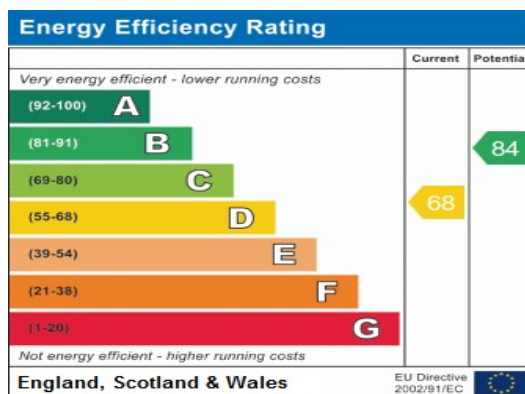
The front garden is partly enclosed with wooden panel fencing and being of low maintenance being laid to gravel providing ample off-road parking for several vehicles with flower/shrub bed to side. The rear garden is enclosed with wooden panel fencing with area laid to lawn with flower and shrub borders, summerhouse, 2 x timber garden stores and greenhouse. Outside courtesy lighting. A former outhouse has been converted to a shower room: 2.32m x 2.03m. Fitted with a tiled shower cubicle with fitted electric shower, close coupled dual flush WC, pedestal wash hand basin with cold water connected, wall mounted electric fan heater, glazed window to side aspect. Brick built wash house with plumbing for washing machine and space over for tumble dryer with power and light connected. This property is being offered with NO ONWARD CHAIN and viewing is highly recommended. Call us TODAY on 01406 424441 - ANYTIME!

Directions:

Leave our Church Street office and turn right, at the junction bear right over on to Hall Gate, once past The Sidings the property can be located on the right-hand side. For satellite navigation the property postal code is: PE12 7JA.

Council Tax Banding:

A - £1221.36 South Holland District Council.

EPC: D.

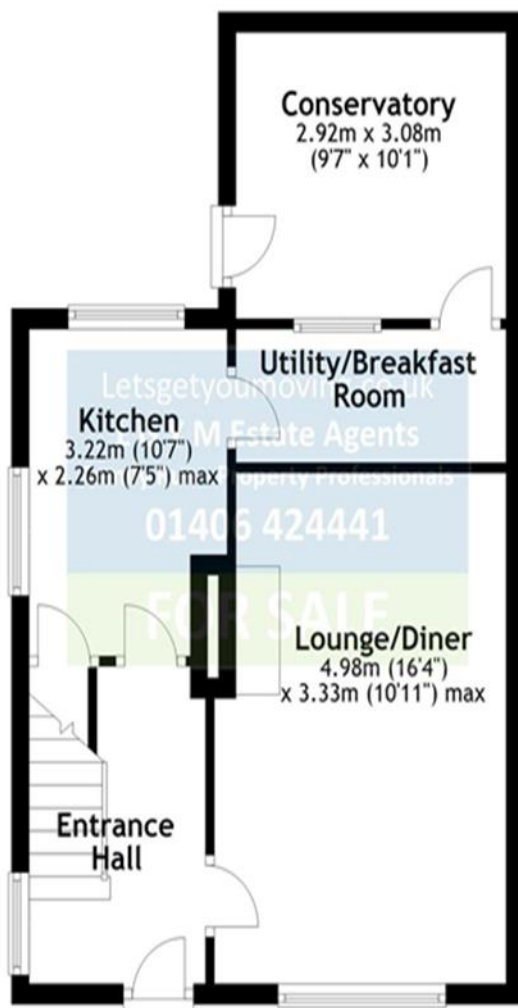
Reference:
Hall Gate, Holbeach





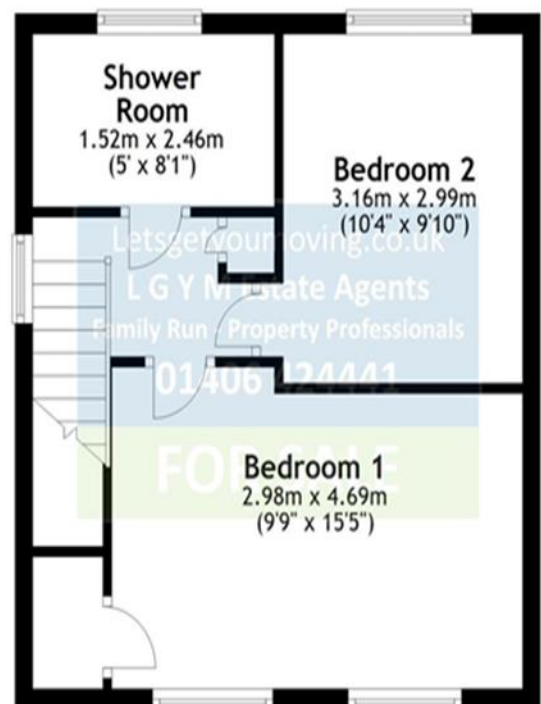
Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 80.8 sq. metres (869.7 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!

RIGHTMOVE - ZOOPLA - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

AVAILABLE 7 DAYS A WEEK, ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best” 25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misdescriptions Act 1991

For clarification we wish to inform any prospective purchasers that these particulars have been prepared as a general guide only and their accuracy is not guaranteed, they do not form part of any contract. These details, pictures and floor plans where applicable remain the property of letsgetyoumoving.co.uk and may not be duplicated, copied or used in any other way without our consent. We have not carried out a detailed survey nor test of services, appliances nor any other specific things mentioned. Any buyer is advised to obtain verification from their solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.