



**Hall Gate, Holbeach Spalding PE12 7HS**



**welcome to**

## **Hall Gate, Holbeach Spalding**

WALK IN TO TOWN. This spacious semi detached house is ideal for a first time buyer or a small family. With flexible accommodation depending on the new owner's needs. The property is situated in Holbeach which offers local amenities, two primary schools and a well respected secondary school.



### **Entrance Hall**

having understair storage.

electrics.

### **Lounge**

12' 11" x 11' 6" ( 3.94m x 3.51m )

### **Kitchen/Diner**

18' 9" x 14' 1" ( 5.71m x 4.29m )

having range of units at wall and base level, stainless steel sink inset in island, tiled splash backs.

Integrated oven, hob and extractor fan. Space for washing machine, fridge/ freezer and tumble drier.

French doors leading to Garden and door to side.

### **Dining Room/ Bedroom 4**

10' 6" x 11' 11" ( 3.20m x 3.63m )

having window to front.

### **Downstairs Bathroom**

having bath, low level WC and wash hand basin.

Tiled splashbacks and window to side.

### **Landing**

having loft hatch and window to side.

### **Bedroom 1**

11' 6" x 10' 11" ( 3.51m x 3.33m )

having window to rear.

### **Bedroom 2**

10' 6" x 11' 6" ( 3.20m x 3.51m )

having window to front.

### **Bedroom 3**

7' 7" x 8' 1" ( 2.31m x 2.46m )

having window to rear.

### **Shower Room**

having shower cubicle with electric shower, low level WC and pedestal wash hand basin.

### **Outside**

the property sits back behind a driveway offering Off Road Parking for several cars. The rear garden is laid to lawn with patio area, built-in fire pit and outside



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## Hall Gate, Holbeach Spalding

- SPACIOUS SEMI DETACHED HOUSE WITH BOTH DOWNSTAIRS BATHROOM AND SHOWER ROOM
- THREE/ FOUR BEDROOMS
- WALKING DISTANCE OF TOWN
- GOOD SIZED GARDEN AND AMPLE OFF ROAD PARKING
- GOOD ROAD LINKS TO A17

Tenure: Freehold EPC Rating: C

offers over

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106622 - 0004

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