

**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.

### 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





electrics.

## welcome to

# 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

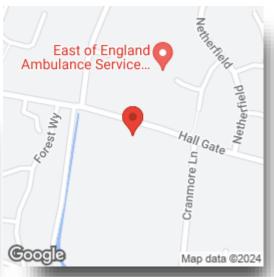
offers over

£210,000









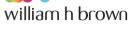
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106622



Property Ref: LST106622 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these







longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING, Lincolnshire, PE12 9JF



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.