



## 90 HALMER GATE

SPALDING, PE11 2EL

**£259,950**  
FREEHOLD

Welcome to this charming semi-detached house located in the sought-after area of Halmer Gate, Spalding. This property boasts a spacious 1,400 sq ft layout, featuring two reception rooms that offer ample space for entertaining guests or relaxing with family.

With three cosy bedrooms, this home provides the perfect retreat for a growing family or those in need of extra space. The character features throughout the house add a touch of elegance and warmth, making it a truly inviting space to call home.

The stunning interior of this property is sure to impress, with a beautifully designed home office space that offers a quiet and inspiring environment to work from home. The garage provides convenient parking or extra storage space, while the parking area allows for up to three vehicles - perfect for families with multiple cars or guests.

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- AMAZING QUALITY INTERIOR • CHARACTER FEATURES • STUNNING REAR GARDEN • TOWN CENTRE LOCATION • CLOSE TO SCHOOLS AND SHOPS • AT HOME OFFICE SPACE • SINGLE GARAGE • OFF ROAD PARKING • CHAIN FREE!!! • CALL TODAY

## Summary

Welcome to this charming semi-detached house located in the sought-after area of Halmer Gate, Spalding. This property boasts a spacious 1,400 sq ft layout, featuring two reception rooms that offer ample space for entertaining guests or relaxing with family.

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Step outside into the beautiful rear garden, a tranquil oasis where you can unwind and enjoy the outdoors. Whether you're looking to host summer barbecues or simply relax in the sunshine, this garden offers the ideal setting for outdoor living.

Don't miss out on the opportunity to make this house your home. With its

spacious layout, character features, and convenient amenities, this property is a true gem in the heart of Halmer Gate. Contact us today to arrange a viewing and experience the charm of this lovely home for yourself.

## Hallway

Radiator, character decorative coving, UPVC obscure glazed feature side window, stunning laminate flooring, door to:

## Lounge

including bow circular UPVC bay window to the front. Newly fitted carpet, character coving and decor, open grate with attractive fireplace and timber surround, TV point.

## Kitchen

High quality kitchen from County Interiors with built in electric double oven, integrated appliances including dishwasher. Also featuring underfloor heating!

## Sun Room

This house is of a very high quality interior finish, including this sunroom or family room featuring superb floor tiles, doors leading onto the stunning rear garden. Ample electric points.

## WC

Exterior WC in the garden, attached to the utility room and Home office!

## Utility

Great space, utility room with plumbing for washer/dryer.

## Office

Could be used as a perfect at home office, which is located in the garden building separate to the main house so working from home will be a dream!

## Garage

Single garage, with up and over door to front and large double doors to rear.

## Bedroom 1

Window to front, door to:

## Bedroom 3

Window to front, door to:

## Bedroom 2

Window to rear, door to:

## Bathroom

Another example of the high quality finish of this beautiful family home is the bathroom, fitted by the renowned County Interiors. Fully tiled walls, tiled floor, three piece white suite comprising 'P' shaped bath with Aqualisa shower and curved screen, low level WC with push button flush and concealed cistern, hand basin with mono block mixer tap and vanity storage units, extractor fan, vertical radiator/towel rail, obscure glazed UPVC window

## Landing

Window to side, Storage cupboard, door.



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SEDGE

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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

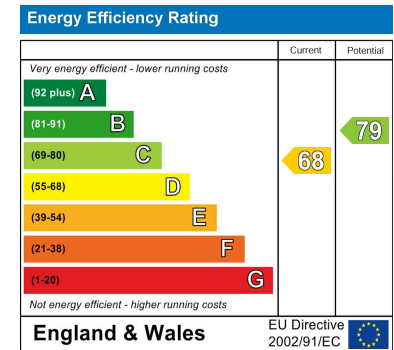
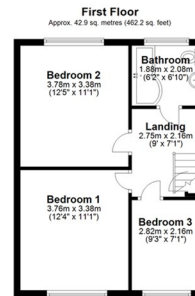
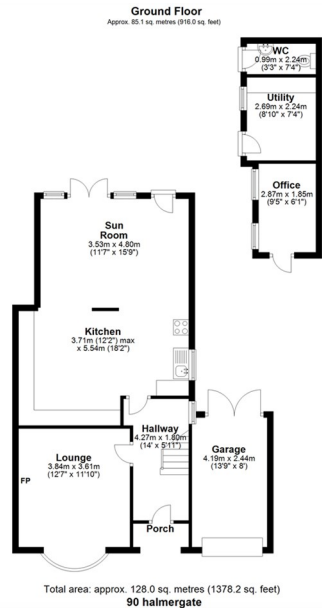
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 1400.00 sq ft

**Tenure** – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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