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81 Hallgate, Holbeach, Lincolnshire, PE12 7HS

£470,000 Freehold

- Deceptively Spacious and Versatile Property
- 5 Double bedrooms and 4 Bathrooms
- Gated Parking, Established Gardens
- Convenient Town Location
- Gas Central Heating

Deceptively spacious versatile detached house offering a total of 5 double bedrooms, 4 bathrooms, 4 reception rooms, entrance porch/boot room, large utility room, main fitted breakfast kitchen and 2nd spacious annexe kitchen. The lounge, 2nd kitchen, ground floor shower room and ground floor double bedroom make a superb self-contained annexe with possibilities for extended family, multi-generational living or possibly Airbnb. 2 driveways, external work from home office/entertainment room and various private garden areas. Must be viewed to be appreciated!







ACCOMMODATION

Through the part glazed composite front entrance door opening into:

RECEPTION HALL/BOOT ROOM

10' 9" x 5' 4" (3.29m x 1.64m) Three quarter height fitted cloaks cupboard, further store unit, slate floor tiles, UPVC window to the side elevation, recessed ceiling lights, part glazed inner door opening into:

BREAKFAST KITCHEN

24' 0" x 10' 4" (7.34m x 3.17m) Extensive range of modern shaker style units comprising base cupboards and drawers, curved end cupboards, intermediate wall tiling, matching eye level wall cupboards, glazed display cabinets, integrated dishwasher, integrated microwave, worktop with integrated double drainer, single bowl sink unit with hot water heater under sink for instant hot water, adjustable mono block mixer tap, recess for Range style cooker with double extractor hood, recessed ceiling lights, smoke alarm, UPVC window to the front elevation with modern UPVC shutters, radiator, UPVC window to the side elevation, space for American style fridge freezer and microwave, glazed UPVC French doors opening into an enclosed courtyard area, door to:











FORMAL DINING ROOM
13' 5" x 13' 5" (4.11m x 4.11m) Wood grain effect laminate flooring, pendant light fitment, 2 radiators, arch to:

SITTING ROOM
23' 2" x 10' 0" (7.07m x 3.07m) Log burner set within Inglenook style fireplace with raised hearth, range of adjustable ceiling spotlights, 2 radiators, staircase off, 2 UPVC windows to the front elevation (each with modern UPVC slatted shutters).

From the Formal Dining Room door to:

UTILITY ROOM
13' 0" x 8' 9" (3.98m x 2.67m) maximum Range of base cupboards, eye level wall cupboards, intermediate wall tiling, one and a quarter bowl ceramic sink unit with adjustable mono block mixer tap, plumbing and space for washing machine, tumble dryer included , further appliance space, vertical column radiator, gas fired central heating boiler (combi), UPVC window, part glazed UPVC external entrance door, recessed ceiling light.

CLOAKROOM
Included within the overall Utility Room measurement), modern two piece suite comprising low level WC with push button flush, moulded hand basin with vanity storage unit and mono block mixer tap, part tiled walls, recessed ceiling lights, wall light, extractor fan, tiled floor.

From the Formal Dining Room a pair of glazed UPVC French doors open into:

FAMILY/GARDEN ROOM
16' 7" x 10' 7" (5.08m x 3.25m) Vertical column radiator, panelled mono pitch roof, high level obscure glazed windows, pair of UPVC glazed French doors with adjacent windows opening on to one of the covered courtyard areas.

From the Sitting Room the carpeted staircase with chrome and timber spindles and banister rail rises to:

FIRST FLOOR LANDING
13' 5" x 3' 6" (4.10m x 1.09m) minimum Access to roof space (three quarter boarded with loft ladde0, recessed ceiling lights, doors arranged off to:

MASTER BEDROOM
13' 11" x 10' 3" (4.26m x 3.13m) Recessed ceiling lights, radiator, UPVC window to the front elevation with modern UPVC slatted shutters, door to:

EN-SUITE SHOWER ROOM
10' 0" x 4' 7" (3.06m x 1.40m) Fully tiled walls, tiled floor, three piece suite comprising shower cabinet, moulded hand basin with vanity storage cupboards and mono block mixer tap, low level WC with push button flush, vertical radiator/towel rail, recessed ceiling lights, obscure glazed UPVC window.

BEDROOM 2
13' 5" x 9' 6" (4.11m x 2.91m) Recessed ceiling lights, fitted carpet, UPVC window, radiator, saloon style louvre doors to:

EN-SUITE SHOWER ROOM
9' 7" maximum x 4' 9" (2.93m maximum x 1.47m) Fully tiled walls, fitted three piece suite comprising shower cabinet, moulded hand basin with vanity unit and mono block mixer tap, low level WC with push button flush, recessed ceiling lights, part obscure glazed UPVC window, vertical radiator/towel rail.









BEDROOM 3
10' 0" x 10' 4" (3.07m x 3.15m) plus large recessed double wardrobe with sliding mirror doors. Further fitted furniture comprising 2 bedside cabinets, open shelving and over bed storage cupboards, ceiling light, radiator, UPVC window to the front elevation with modern UPVC slatted shutters.

BEDROOM 4
13' 2" x 9' 1" (4.02m x 2.77m) UPVC window, radiator, recessed ceiling lights, fitted carpet. This room is currently used as a Dressing Room with extensive mirror fronted wardrobe units.

FAMILY BATHROOM
10' 2" x 6' 8" (3.10m x 2.05m) Bath with corner mounted mixer tap and shower attachment, low level WC with push button flush, moulded hand basin with vanity storage unit, mono block mixer tap, mirror and pelmet lighting, independent shower cabinet with rainwater sprinkler. Fully tiled walls, tiled floor, recessed ceiling lights, vertical radiator/towel rail, obscure glazed UPVC window with modern UPVC slatted shutters.

POTENTIAL ANNEXE ACCOMMODATION
Access through the double gates from Cranmore Lane over the parking area and through a pair of glazed UPVC French doors opneing into:

LOUNGE
16' 8" x 18' 10" (5.09m x 5.76m) 2 radiators, recessed ceiling lights, coved cornice, door opening into the:

FAMILY/GARDEN ROOM
Providing a linked access to the main accommodation. Door to:

INNER LOBBY
Access into:

FITTED KITCHEN
16' 3" x 8' 11" (4.96m x 2.72m) Cupboard housing the modern Ideal gas fired central heating boiler (combi) serving the annexe accommodation. Range of fitted base cupboards and drawers, moulded worktops with integrated sink unit, single drainer and adjustable mono block mixer tap, eye level wall cupboards, glazed display cabinets, Neff multi speed cooker hood above the 4 ring electric hob. Fitted electric double oven, integrated refrigerator and freezer, tiled floor, radiator, 2 adjustable ceiling spotlight fitments, plumbing and space for washing machine, glazed UPVC external entrance door.

From the Inner Lobby a door gives access to:

SHOWER ROOM
12' 6" x 4' 5" (3.82m x 1.37m) Three piece suite comprising full width shower cabinet with fitted shower and rainwater sprinkler, low level WC with push button flush, moulded hand basin with mixer tap and vanity storage unit, tiled floor, fully tiled walls, 2 ceiling lights, vertical radiator/towel rail.

BEDROOM 5
13' 2" x 14' 0" (4.03m x 4.29m) UPVC window, coved cornice, ceiling light, radiator.









SERVICES

Mains water, electricity, drainage and gas. Gas central heating (2 boilers) - one serving the main 4-bedroom house and the other the ground floor annexe.

EXTERIOR

The property is situated on the corner of Hallgate and Cranmore Lane. The Hallgate frontage has a resin driveway with parking for 3 cars, low retaining capped brick wall and a gated side access. A second driveway is accessed from Cranmore Lane with double gates opening into an enclosed parking area. There is a raised brick planter adjacent to the gates and the gardens are privately enclosed by a combination of modern brick wall and fence panels.

MAIN GARDEN

Comprising a shaped lawned area, resin brick trimmed pathway, outside lighting, outside tap, pergola with seating area, external sockets and access into:

MODERN BRICK BUILDING

Comprising:-

GARDEN/ENTERTAINING ROOM

18' 3" x 8' 5" (5.58m x 2.59m) With kitchenette with worktop, base cupboards, drawers and intermediate metro style tiling, gloss floor tiles seating area, ceiling light, power points, bi-fold doors opening on to the lawned garden. Integrated within the rear of this building is the:

WORKSHOP

20' 0" x 6' 7" (6.11m x 2.02m) Power and lighting, concrete floor, obscure glazed UPVC window, access to a useful boarded loft storage area.

To the other side of the Annexe there is a further enclosed courtyard seating area again with resin flooring, large seating area, store shed, gated access for useful store area which is also accessed from the twin gates from the driveway, space for a trailer, outside tap and external socket. To the rear of this courtyard garden there is a further gated access to a further hard standing area and garden shed again with external power sockets.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road, continue past Moulton and through Whaplode, then taking a right hand turning into Wignals Gate, continue straight into Hallgate and the property is situated on the right hand side on the corner of Cranmore Lane.



BEDROOM 4
DRESSING ROOM







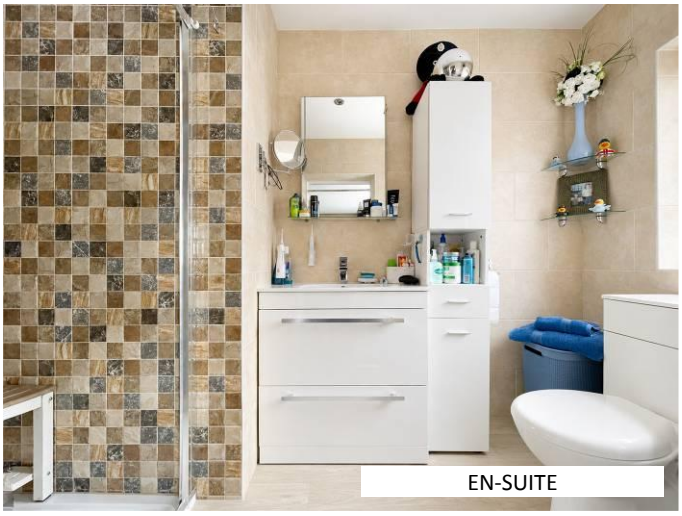
MASTER BEDROOM



MASTER EN-SUITE



BEDROOM 2



EN-SUITE



BEDROOM 3



FAMILY BATHROOM



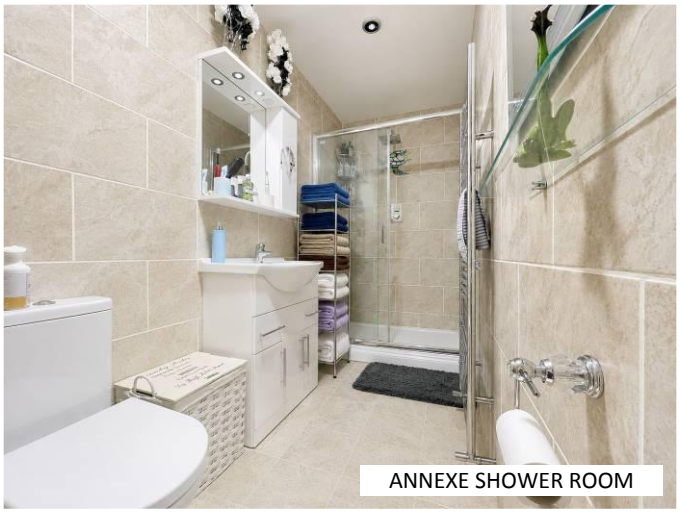
ANNEXE KITCHEN



ANNEXE COURTYARD



ANNEXE BEDROOM 5



ANNEXE SHOWER ROOM











TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating (2 boilers).

COUNCIL TAX BAND A and C

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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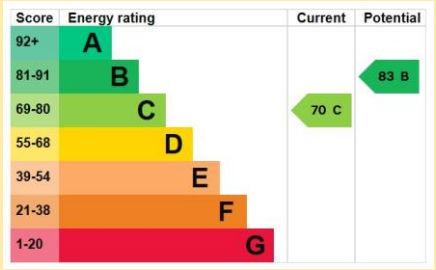
Ref: 17992 (15 July 2026)
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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EPC - House



EPC - Annexe