



Hall Gate, Holbeach Spalding  
**£299,500** Freehold

**Sharman  
Quinney**

# Key Features



- Three Bedroom Detached Bungalow
- Spacious Lounge
- Beautifully appointed refitted Kitchen/Diner
- Bathroom
- Driveway and Garage

This spacious bungalow offers versatile living and wide doorways ideal for wheelchair access if required. The accommodation includes an entrance hall, A bright and large lounge, A beautifully re-fitted kitchen diner as well as a side entrance porch, three bedrooms and a family bathroom.

To the outside, the property is approached via a driveway with parking for numerous vehicles and access to the garage. To the rear is a large enclosed rear garden mainly laid to lawn and offering a good level of seclusion. Additional benefits include gas central heating and double glazing throughout.

Accommodation Includes



### Entrance Hall

### Lounge/Dining Room

5.55m x 5.14m (18'3" x 16'10").

### Kitchen

5.64m x 3.62m (18'6" x 11'11").

### Bedroom 1

4.16m x 2.99m (13'8" x 9'10").

### Bedroom 2

3.11m x 2.99m (10'2" x 9'10").

### Bedroom 3

2.66m x 2.56m (8'9" x 8'5").

### Bathroom

### Outside

To the front of the property there is a shaped lawn and a gravelled driveway provides off-road parking leading to the:

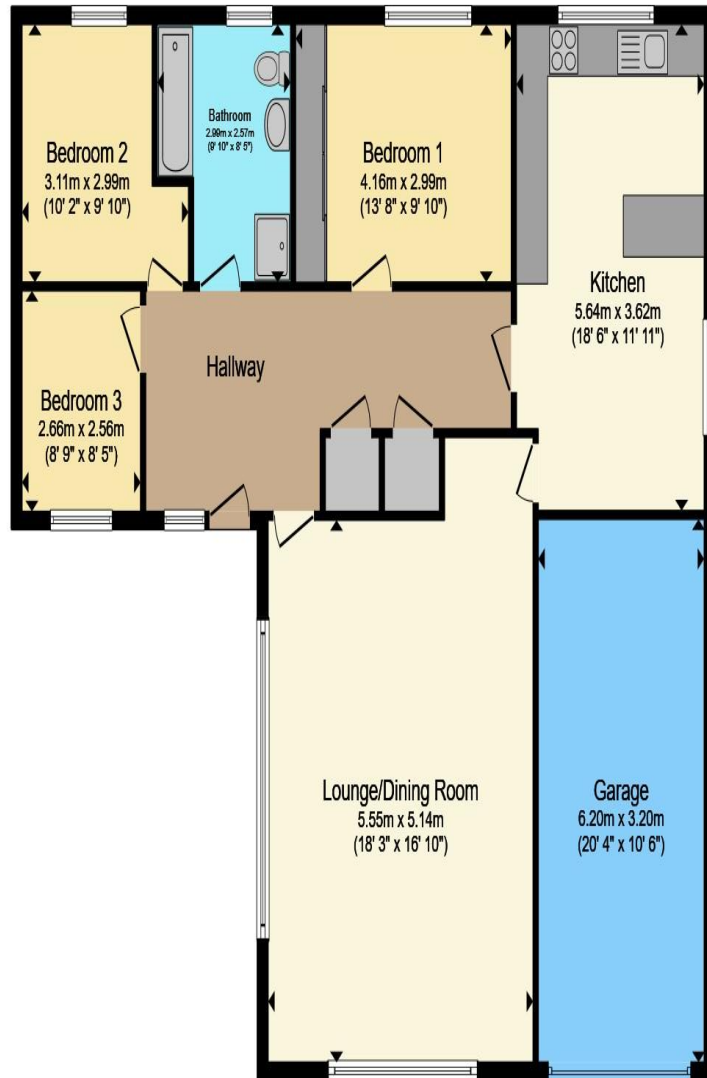
### Garage

6.20m x 3.20m (20'4" x 10'6").

### Rear Garden

Being enclosed and laid to lawn with a summerhouse, timber shed and greenhouse.





## Ground Floor

Total floor area 128.1 m<sup>2</sup> (1,379 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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