



## 5 Hallgate, Holbeach, PE12 7LG

**£260,000**

- Detached three bedroom bungalow in good condition
- Convenient location close to Holbeach town centre and amenities
- Bay-fronted lounge and spacious entrance hall
- Kitchen with utility room and separate pantry
- Ensuite to principal bedroom plus family bathroom
- Ample off-road parking, single garage and private rear garden
- Offered for sale with no onward chain

A well-presented three bedroom detached bungalow ideally situated within easy reach of Holbeach town centre and its local amenities.

This spacious home offers an inviting entrance hall leading to a bright bay-fronted lounge, a well-appointed kitchen complete with utility room and pantry, and three generously sized bedrooms. The principal bedroom benefits from its own ensuite, complemented by a separate family bathroom.

Externally, the property provides ample off-road parking for multiple vehicles, a single garage, and a private rear garden — perfect for relaxing or entertaining. Offered to the market with no onward chain, this is an excellent opportunity for those seeking a comfortable and conveniently located bungalow ready to move straight into.

#### Entrance Hall 19'3" x 4'8" (5.88m x 1.44m)



PVC double glazed entrance door with glazed side panel, coving to ceiling, loft access, radiator. Built in airing cupboard with hot water cylinder and slatted shelving.

#### Lounge 15'11" x 11'9" (4.87m x 3.60m)



PVC double glazed bay window to front, coving to ceiling, two radiators.



#### Kitchen 8'10" x 11'2" (2.70m x 3.42m)



PVC double glazed window to rear, coving to ceiling, vinyl flooring, radiator. Recently re-fitted kitchen with a matching range of base and eye level units with

roll edge work surfaces and matching upstand, four ring Bosch induction hob with stainless steel Bosch extractor hood over, stainless steel sink and drainer with chrome mixer tap over, integrated eye level Bosch oven and grill, freestanding fridge freezer. Opening to utility room.



#### Utility Room 5'6" x 8'8" (1.70m x 2.65m)



PVC double glazed window and door to rear, coving to ceiling, vinyl flooring, radiator. Doors to pantry and garage. Fitted eye level units and worktop space with stainless steel sink and drainer, extractor fan, space and plumbing for washing machine, washing machine to be included in sale. Pantry 0.85m x 1.72m with shelving.

#### Bedroom 1 14'6" x 10'4" (4.44m x 3.17m)



PVC double glazed window to rear, coving to ceiling, radiator, wardrobes. Door to ensuite.



#### En-suite 3'9" x 8'11" (1.15m x 2.73m)



PVC double glazed window to side, coving to ceiling, extractor fan, radiator, shaver point. Fitted walk in shower enclosure with glass sliding door and mains

shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome taps and tiled splashback.



### Bedroom 2 10'4" x 11'7" (3.16m x 3.54m)



PVC double glazed window to front, coving to ceiling, radiator, wardrobe.

### Bedroom 3 7'1" x 11'7" (2.16m x 3.55m)

PVC double glazed window to side, coving to ceiling, radiator.

### Bathroom 5'6" x 7'3" (1.69m x 2.23m)



PVC double glazed window to rear. Coving to ceiling, extractor fan, radiator, shaver point. Fitted walk in shower enclosure with glass sliding door and mains shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome taps and tiled splashback.



## Outside



To the front of the property is a generous driveway providing off road parking for multiple vehicles and leading to single garage. There is side gated access to the rear garden which is enclosed by timber fence and landscaped with low maintenance in mind to include gravel and patio seating areas with planted borders. There is outside lighting and cold water tap available.



### Garage 16'2" x 9'1" (4.93m x 2.79m)

PVC double glazed window, up and over door to front, wall mounted electric consumer unit and wall mounted Worcester mains gas central heating boiler.

### Property Postcode

For location purposes the postcode of this property is: PE12 7LG

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

## Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

## Verified Material Information

Tenure: Freehold

Council tax band: D

Property construction: Brick

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D65

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

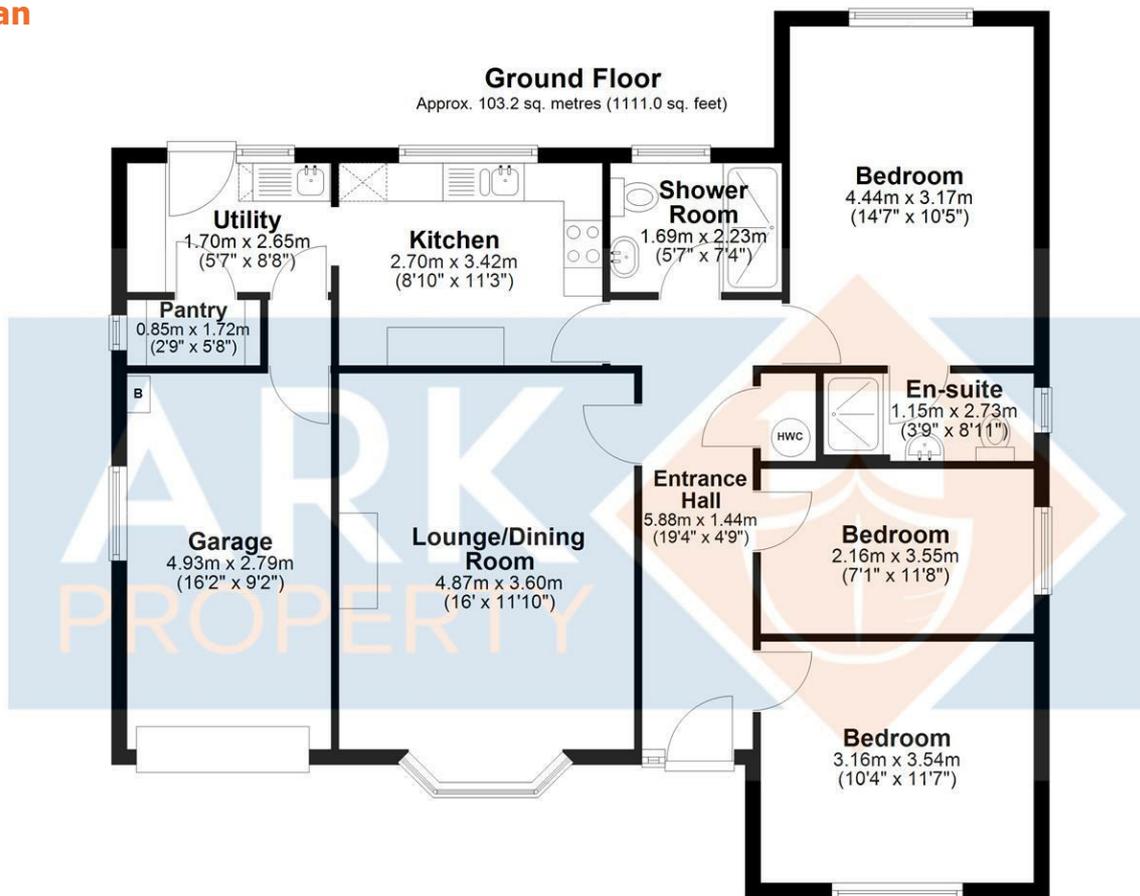
### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





Floor Plan



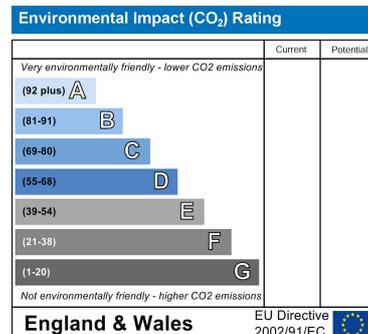
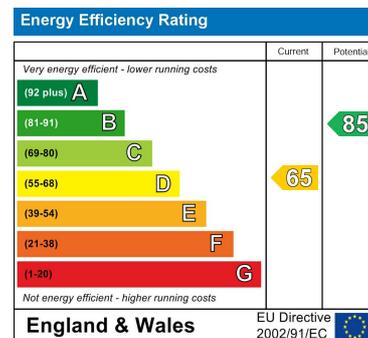
Total area: approx. 103.2 sq. metres (1111.0 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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