



BRADLEY JAMES

ESTATE AGENTS



Plot 21 Hall Gate, Holbeach, Spalding, Lincolnshire, PE12 7RW

Asking price £260,000

- DETACHED PROPERTY
- 10 YEAR NHBC STRUCTURAL WARRANTY
- FLOORING PACKAGE THROUGHOUT
- SINGLE GARAGE AND OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS
- THREE BEDROOMS
- INTEGRATED APPLIANCES
- GOOD SIZED REAR GARDEN
- WALKING DISTANCE TO HOLBEACH TOWN CENTRE

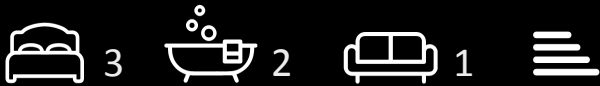
# Plot 21 Hall Gate, Spalding PE12 7RW

Nestled in the charming area of Holbeach, Plot 21 The Mere presents an exceptional opportunity to acquire a stunning new build detached house. This property is designed to impress, standing out with its modern aesthetics and thoughtful layout. Ready for immediate occupancy, it boasts a range of contemporary features, including solar panels that enhance energy efficiency.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into an open-plan kitchen diner, perfect for both entertaining and family gatherings. The ground floor also includes a convenient utility room and a cloakroom, adding to the practicality of the home. Ascending to the first floor, you will find three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom, alongside a stylish family bathroom.

The property is complemented by its own driveway leading to a single garage, providing ample parking and storage options. The location offers excellent road links to the A17, connecting you effortlessly to Norfolk, Lincoln, and Spalding. Holbeach itself is a vibrant community, featuring both primary and secondary schools, as well as a variety of local shops and restaurants in the town centre.

With a modest management charge of £235.33 per year, this property not only offers a comfortable living space but also a lifestyle enriched by the amenities of Holbeach. This is a wonderful opportunity for families or individuals seeking a modern home in a well-connected area. Don't miss your chance to make this delightful property your own.



Council Tax Band: New Build



Lounge  
18'6 x 10'8

Kitchen  
18'6 x 10'8

Utility Room  
6'6 x 5'11

Cloakroom

Bedroom One  
11'9 x 9'2

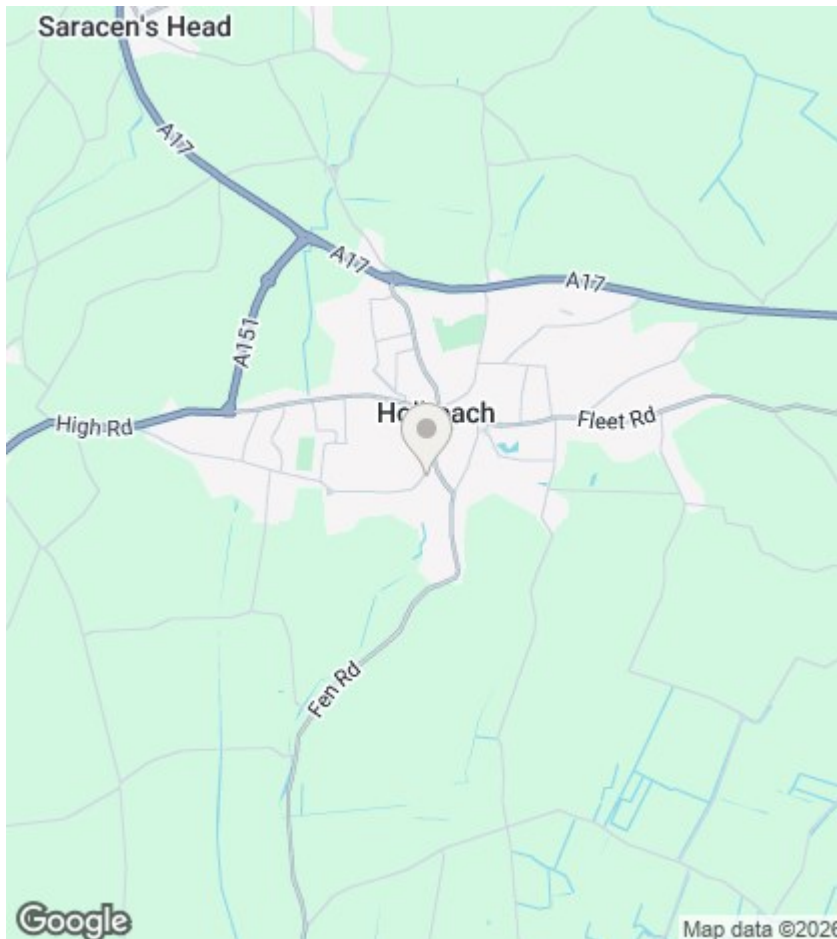
En-Suite

Bedroom Two  
11'0 x 10'11

Bedroom Three  
9'1 x 8'7

Bathroom





## Directions

## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

