



### 3 bed detached bungalow to buy in PE12

Hallgate, Holbeach, Spalding, Lincolnshire, PE12 7LG

**£190,000** Starting Bid

 x3  x2  x2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached three bedroom bungalow in good condition
- ✓ Bay-fronted lounge and spacious entrance hall
- ✓ Ensuite to principal bedroom plus family bathroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

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. This is an excellent opportunity for those seeking a comfortable and conveniently located bungalow ready to move straight into.

Entrance Hall - 5.88m x 1.44m (19'3" x 4'8") - 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 - 4.87m x 3.60m (15'11" x 11'9") - PVC double glazed bay window to front, coving to ceiling, two radiators.

Kitchen - 2.70m x 3.42m (8'10" x 11'2") - 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 - 1.70m x 2.65m (5'6" x 8'8") - 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 - 4.44m x 3.17m (14'6" x 10'4") - PVC double glazed window to rear, coving to ceiling, radiator, wardrobes. Door to ensuite.

En-Suite - 1.15m x 2.73m (3'9" x 8'11") - 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 - 3.16m x 3.54m (10'4" x 11'7") - PVC double glazed window to front, coving to ceiling, radiator, wardrobe.

Bedroom 3 - 2.16m x 3.55m (7'1" x 11'7") - PVC double glazed window to side, coving to ceiling, radiator.

Bathroom - 1.69m x 2.23m (5'6" x 7'3") - 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 - 4.93m x 2.79m (16'2" x 9'1") - PVC double glazed window, up and over door to front, wall mounted electric consumer unit and wall mounted Worcester mains gas central heating boiler.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Year built: 2000

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

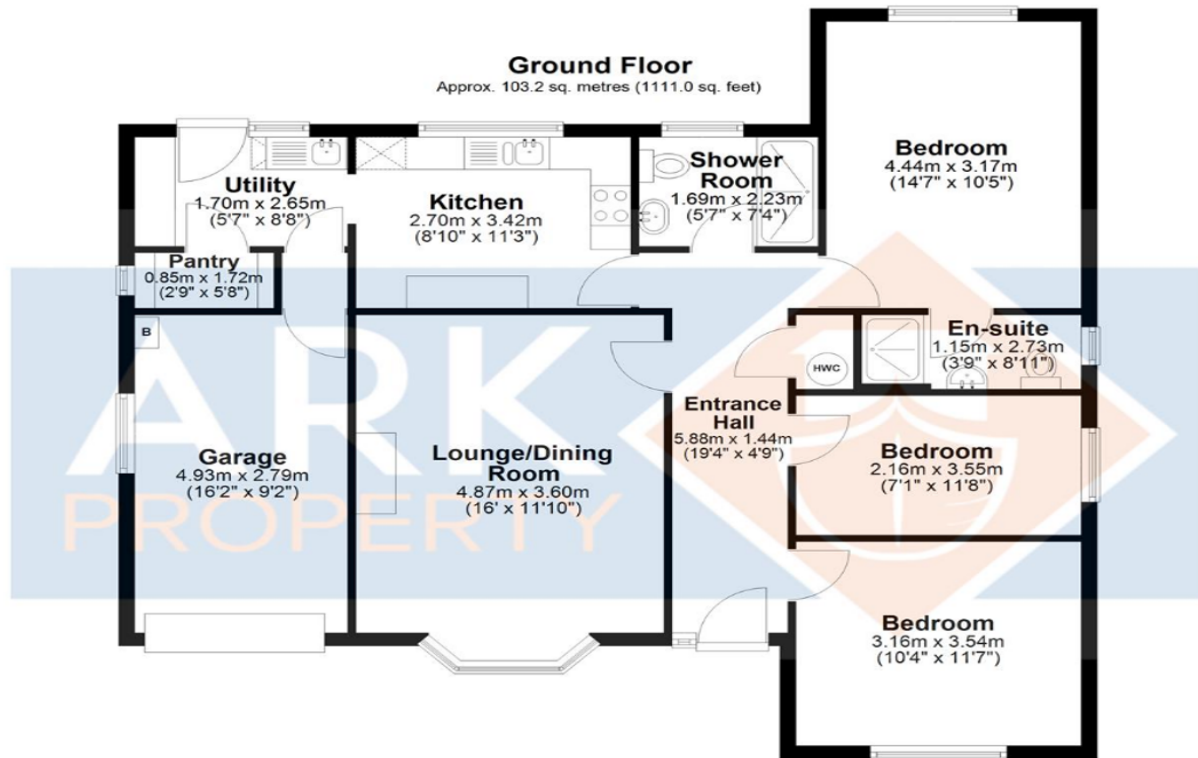
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



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

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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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