



190 Hallgate
Holbeach, Spalding, Lincolnshire, PE12 7HS

£350,000

4 Bedroom Detached House

- Freehold
- No Onward Chain
- Four Bedrooms
- Detached House
- Large Plot
- Annexe Potential
- Driveway & Garage
- New Boiler & Rewired 2025
- EPC Rating - D, Council Tax Band - C

Click [here](#) to access the Energy Performance Certificate for 190 Hallgate, Holbeach, Spalding, Lincolnshire, PE12 7HS



Overview

Don't miss this opportunity to purchase a well positioned four bedroom detached family home, sitting on a generous corner plot and having been recently renovated throughout by the current owners. Conveniently situated less than 1 mile from the town centre, close to a range of excellent amenities, schooling and road links; this includes the A17 which runs from Newark to King's Lynn. King's Lynn also offers a train service to King's Cross. Viewing is highly recommended.

Being light, bright and airy, this wonderful home briefly comprises; Entrance Hallway, Bay Fronted Lounge, Newly Fitted Kitchen being open plan to the Dining Area with patio doors opening to the rear garden making it a perfect space for entertaining. Accessed from the Kitchen area there is also a door opening to the versatile ground floor living space which comprises of a Bedroom, a separate Lounge and a Shower Room. Upstairs there are Three Bedrooms and a Family Bathroom.

Outside to the rear the garden is plentiful, being a blank canvas for the purchaser to design to suit their own needs and requirements. The property is approached by a driveway which provides off road parking and gives access to the single garage.



Agents Note: There is potential, subject to planning, to build a detached dwelling with separate access at the rear. The current vendor has submitted an application, details of which can be found with the planning reference H09-0520-26.

Reference Location Proposal Received Type Status

H09-0520-26

Reference Location Proposal Received Type Status

H09-0520-26

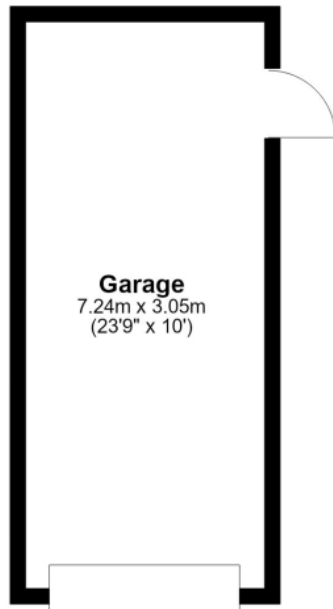
Reference Location Proposal Received Type Status

H09-0520-26

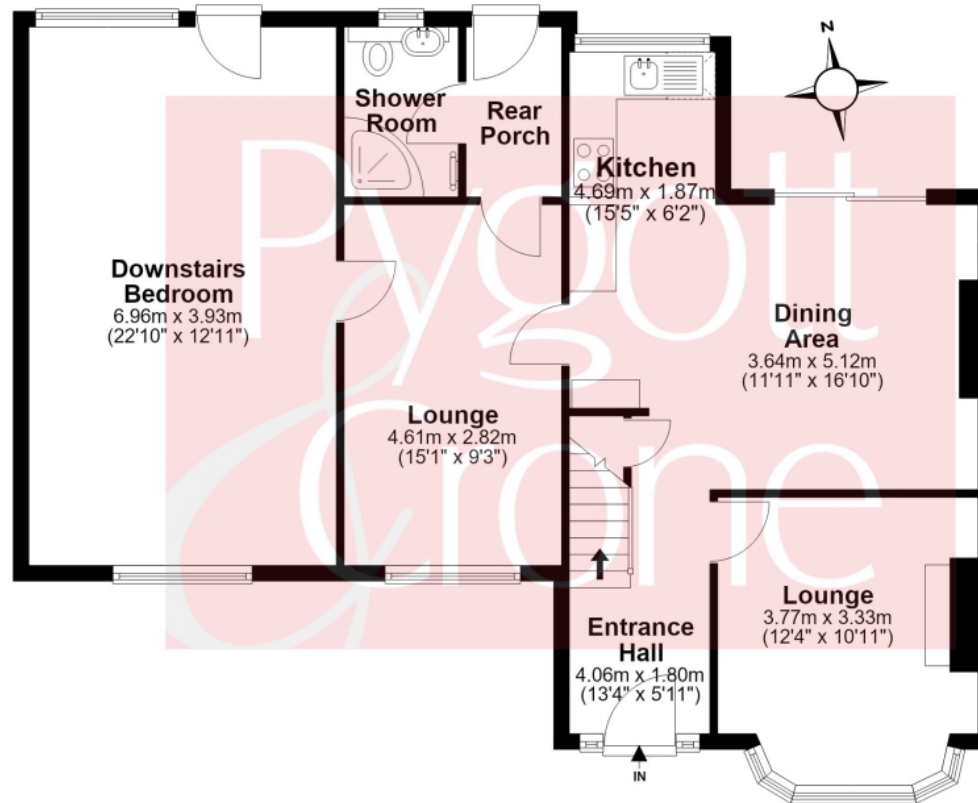




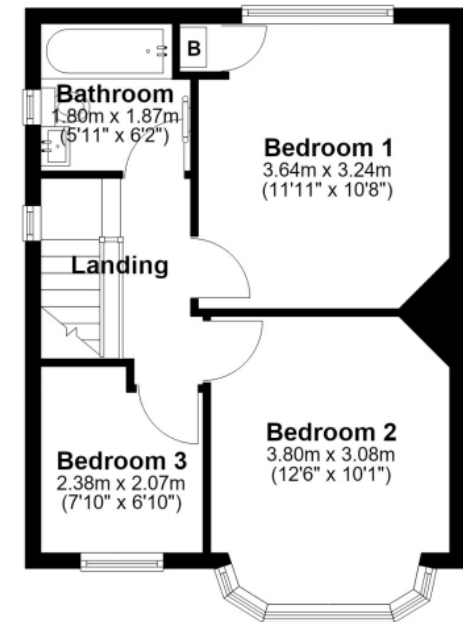
Garage to Left
Approx. 22.1 sq. metres (238.0 sq. feet)



Ground Floor
Approx. 88.1 sq. metres (947.9 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.8 sq. feet)

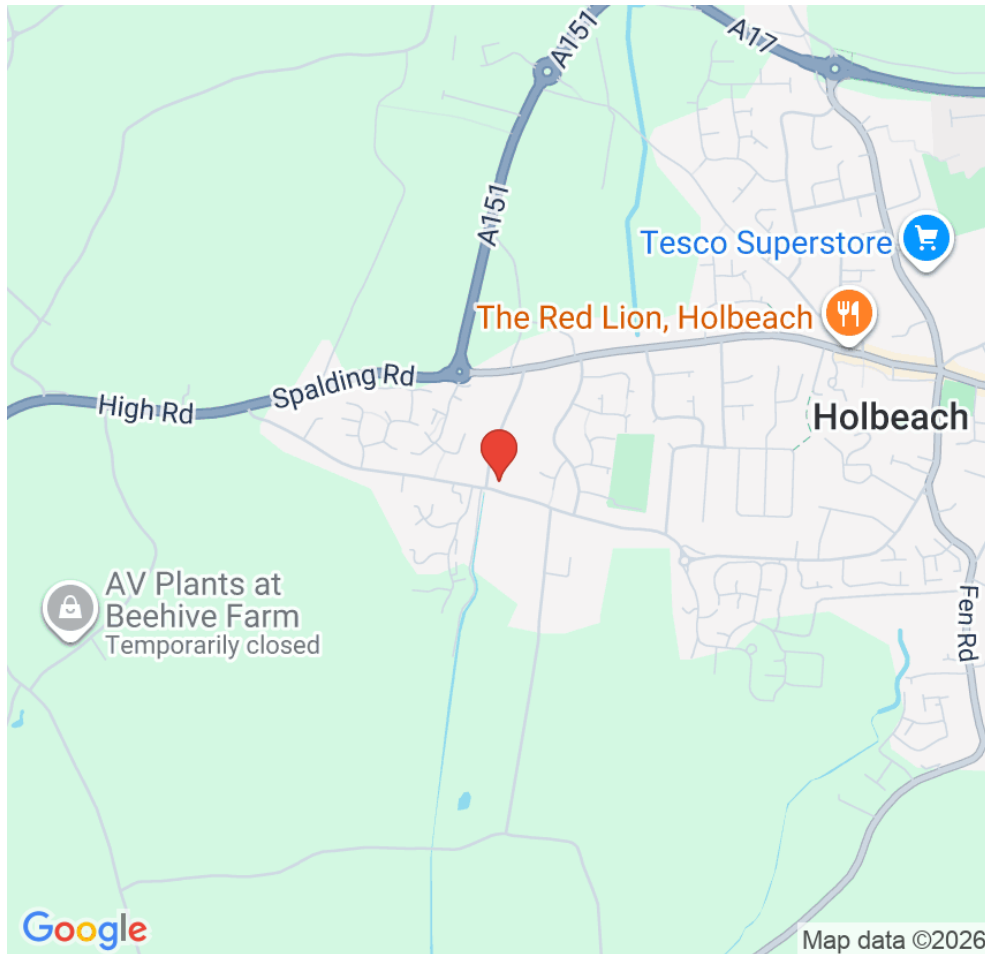


Total area: approx. 147.3 sq. metres (1585.7 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.









Houses. Homes. Harmony.



190 Hallgate, Holbeach
is on the market with our Spalding branch

10 Bridge Street, Spalding PE11 1XA

01775 717360