



98 Hallgate, Holbeach, PE12 7HZ

£277,500

- Recently renovated throughout
- Large driveway to front
- Great size rear garden
- Neutral internal decor
- Open aspects to front
- Newly fitted kitchen and shower room
- Popular location of Holbeach
- NO FORWARD CHAIN

Recently renovated throughout, this stunning bungalow blends classic charm with a fresh, modern feel. Offering all the benefits of a traditional bungalow—including spacious rooms, a smart layout, and a generous block-paved driveway—this home also boasts a large rear garden perfect for relaxing or entertaining.

With a contemporary finish that makes it feel brand new, this is a rare opportunity to own a truly special three-bedroom bungalow. Homes like this don't come along often—don't miss your chance!

Entrance Hall 19'10" x 6'0" (6.05m x 1.84m)



UPVC entrance door with glazed side panels and window to side. Laminate wood flooring.

Lounge 12'2" x 17'11" (3.71m x 5.47m)



UPVC windows to front and side. Radiator. Carpeted.

Kitchen/Dining Room 11'6" x 14'3" (3.52m x 4.35m)



UPVC window to rear. Radiator. Laminate wood flooring. Matching base and eye level units with work surfaces over. Composite sink and drainer with mixer tap over. Integrated fridge. Integrated freezer. Integrated dishwasher. Freestanding cooker with electric hob and stainless steel extractor hood over.

Bedroom 1 11'6" x 13'2" (3.52m x 4.02m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 2 9'11" x 10'11" (3.04m x 3.34m)



UPVC window to side. Radiator. Carpeted.

Bedroom 3 8'5" x 10'0" (2.58m x 3.05m)



UPVC window to side. Radiator. Carpeted.

Shower Room 5'9" x 10'10" (1.77m x 3.32m)

UPVC window to front. Shower cubicle with rainfall shower head and separate shower attachment. Wash hand basin set in vanity unit. Toilet. Heated towel rail. Laminate flooring.

Porch 16'11" x 4'5" (5.17m x 1.36m)

UPVC doors with glazed side panels to front and rear. Laminate flooring. Radiator.

Utility Room 10'10" x 8'4" (3.32m x 2.55m)

UPVC windows to side and rear. Base units with work tops over. Space and plumbing for washing machine. Radiator. Laminate flooring.

Outside

Front: Block paved driveway giving parking for several vehicles. Lawn area.

Rear: Lawn area. Patio area. Shrub borders. Timber shed.

Garage 19'2" x 8'4" (5.86m x 2.55m)

Up and over vehicle door. Power and light connected.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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 - very low. Rivers and the sea - low. 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: D67

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

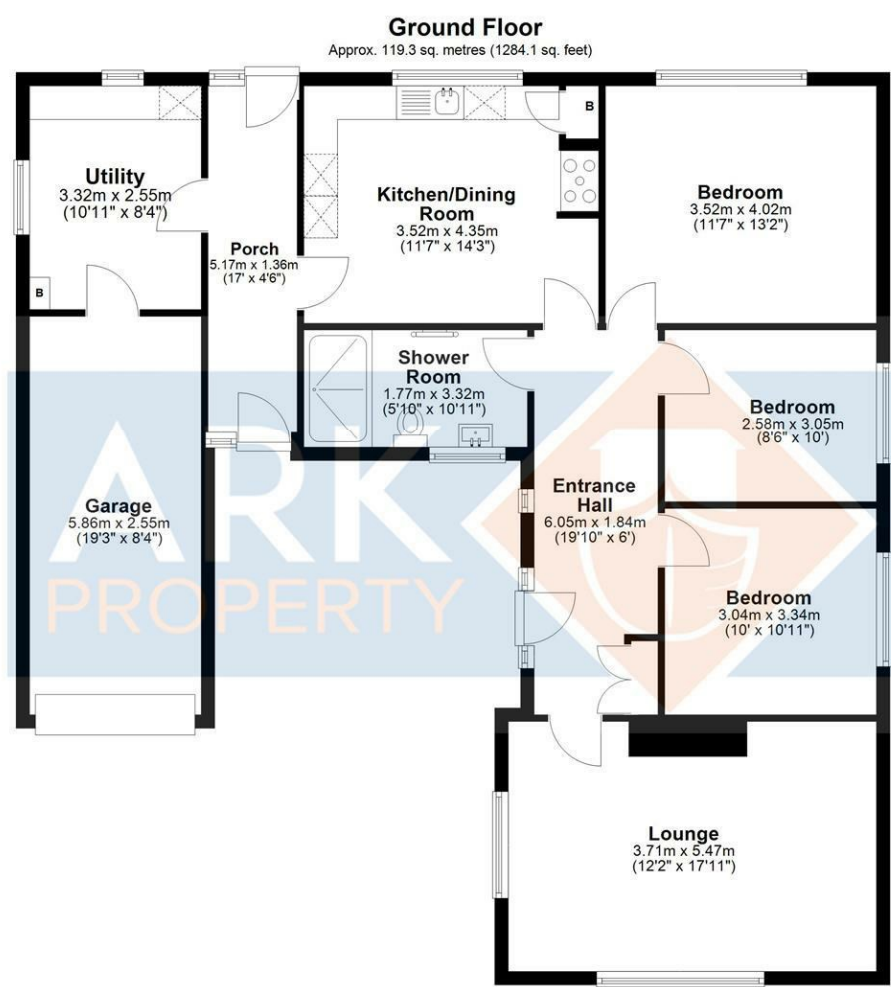
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

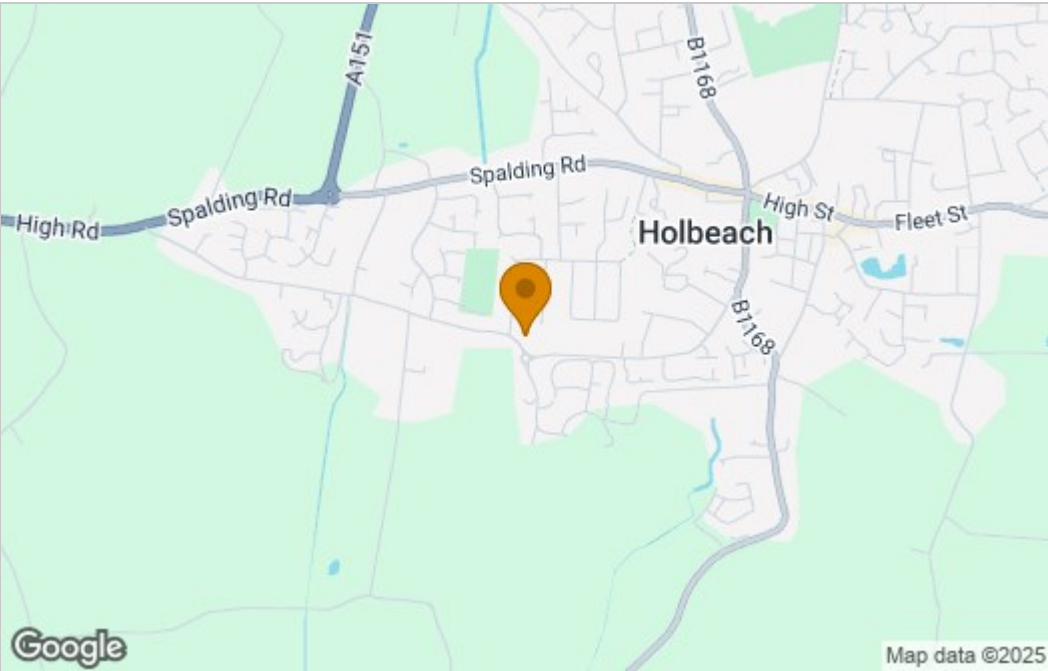
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

Floor Plan

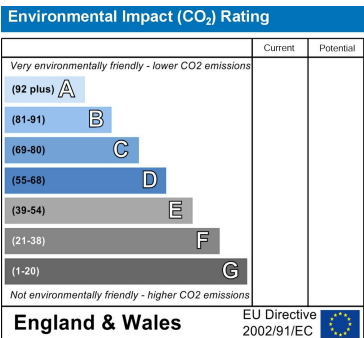
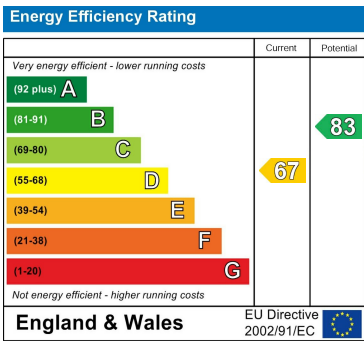


Total area: approx. 119.3 sq. metres (1284.1 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

