



**4 Hallgate, HOLBEACH, Spalding, Lincolnshire PE12 7LG**

**£145,000**



\*\*\* TOWN CENTRE \*\*\* Situated just a short walk from the town centre and its local amenities, this charming two-bedroom property offers an excellent opportunity for first-time buyers or investors. The property boasts a spacious living area with a fireplace, opening into the equally spacious dining room. A refitted kitchen provides space and plumbing for integrated appliances, and there is a well-appointed family bathroom. Upstairs, you'll find two generous double bedrooms, one featuring built-in storage. Externally, the enclosed rear garden is low maintenance, with block paving, gravel, and a timber shed, along with gated access to a shared passageway. EPC Energy Rating D / Council Tax Band A.



## UPVC FRONT DOOR INTO:

### LIVING ROOM

3.95m x 3.08m (13' 0" x 10' 1") (Approx) UPVC Sash window to front, electric fire with surround and spotlights.

### DINING ROOM

3.85m x 3.18m (12' 8" x 10' 5") (Approx) UPVC French doors into garden, stairs to first floor accommodation with storage underneath, radiator and spotlights.

### KITCHEN

2.33m x 1.96m (7' 8" x 6' 5") (Approx) Fitted with a range of base and eye level units with worktops over and tiled splashback, ceramic sink with swan neck mixer tap over, space and plumbing for integrated washing machine and fridge freezer. Electric hob with extractor fan over, eye level oven and integrated microwave. Spotlights and UPVC window to the side.

### BATHROOM

Fitted with a three piece suite comprising part freestanding bath with feet, and shower over. Traditional style wash hand basin and WC. Spotlights, partly tiled, chrome heated towel rail, barn style sliding door, and UPVC window to the rear.

### LANDING

### BEDROOM ONE

3.97m x 3.13m (13' 0" x 10' 3") (Approx) UPVC Sash window to the front and radiator.

### BEDROOM TWO

3.17m x 3.05m (10' 5" x 10' 0") (Approx) UPVC Sash window to the rear, built-in cupboard, radiator and loft access.

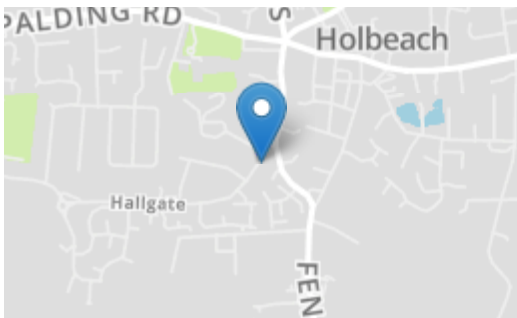
### OUTSIDE

To the front, there is a small frontage, with rendered low level wall and path leading to the front door.

To the rear, the low maintenance garden is enclosed by timber fencing, with gated access to the shared passageway. Block paved, and graveled, with a timber shed.

### AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		85
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

