



Midfield, 2 Station Road, Halton Hologate, PE23 5PB

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Freehold

£450,000



Key Features

- Detached residence
- Four bedrooms
- Lounge, study & snug
- Dining kitchen & conservatory
- Driveway, garage & utility
- Enclosed rear garden
- Plot approx. 2.75 acre (STS)
- EPC rating D





A detached residence in a rural village location and on a plot of approximately 2.75 acres, subject to survey with a far reaching open view to the rear. The property is full of character and has beamed ceilings and majority tiled floors. Having over 2,000 square feet of accommodation comprising: entrance hall, cloakroom, snug, conservatory, dining kitchen, inner hall, study, three bedrooms and bathroom with separate shower to ground floor. Further large bedroom to first floor. Outside the property has ample off-road parking to the front, a garage with attached utility, an enclosed rear garden and grassed paddocks beyond.



ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE HALL

Having beamed ceiling, radiator, tiled floor, wood panelling to dado height, wall light points and door to garage.

CLOAKROOM

Having internal window overlooking the entrance hall, tiled floor, close coupled WC and hand basin.

SNUG

3.6m x 2.37m (11'10" x 7'10")

Having windows to side & rear elevations, beamed ceiling, radiator, wood panelling to dado height and tiled floor.

CONSERVATORY

4.6m x 2.6m (15'1" x 8'6")

Of sealed unit double glazed uPVC frame construction on brick walls with safety glass roof. Having part glazed door to rear elevation & garden, radiator and tiled floor. Opening to the:

DINING KITCHEN

5.52m x 4.2m (18'1" x 13'10")

(max) Having window to rear elevation, beamed ceiling, wood panelling to dado height and tiled floor. Fitted with a bespoke range of wood units with tiled work surfaces comprising: stainless steel sink with mixer tap inset to work surface, cupboards, space for dishwasher under, shelving over. Work surface return with space for cooker, cupboards under, shelving & stainless steel cooker hood over. Further range of full height cupboards.





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INNER HALL

Having beamed ceiling, radiator, wood panelling to dado height, tiled floor, built-in airing cupboard and staircase rising to first floor.

LOUNGE

5.5m x 3.62m (18'0" x 11'11")

Having windows to side & rear elevations, beamed ceiling, radiator, tiled floor and feature brick-built fireplace with tiled hearth and inset wood burner.

STUDY

2m x 1.73m (6'7" x 5'8")

Having window to side elevation, beamed ceiling, radiator, tiled floor and built-in cupboard.



BEDROOM TWO

3.88m x 3.8m (12'8" x 12'6")

(max) Having window to front elevation, beamed ceiling, radiator and tiled floor.

BEDROOM THREE

3.38m x 2.76m (11'1" x 9'1")

(max) Having window to front elevation, beamed ceiling, radiator, tiled floor and built-in wardrobe.

BEDROOM FOUR

3.6m x 2.7m (11'10" x 8'11")

(max) Having window to front elevation, beamed ceiling, radiator, tiled floor and built-in wardrobe.

BATHROOM

2.77m x 2.46m (9'1" x 8'1")

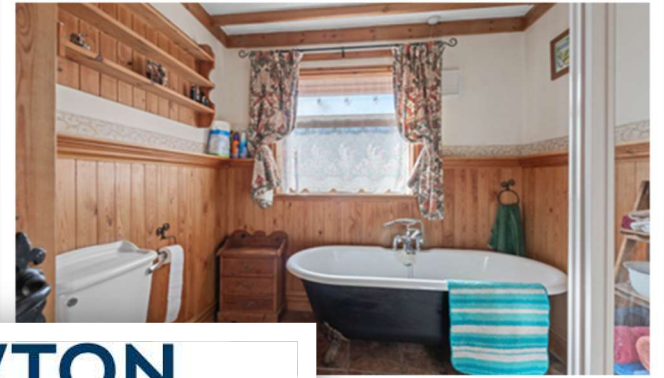
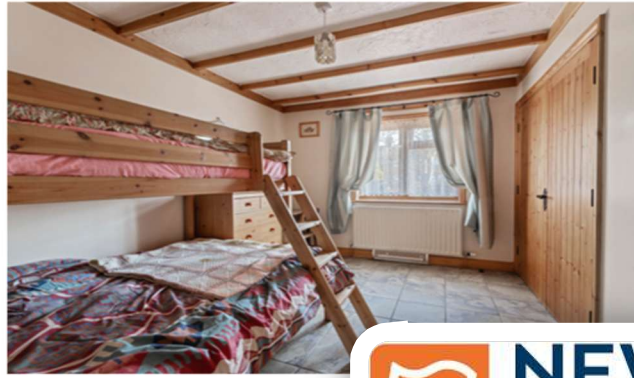
Having window to side elevation, beamed ceiling, electric heated towel rail, wood panelling to dado height, tiled floor and extractor. Fitted with a suite comprising: fully tiled shower enclosure with shower fitting, freestanding roll-top enamel bath with central mixer tap & hand held shower attachment, close coupled WC and hand basin.

FIRST FLOOR BEDROOM ONE

6.78m x 4.8m (22'2" x 15'8")

Having three rooflights, wood effect flooring and door to eaves storage.





EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking & hardstanding leading to the:

GARAGE

5.4m x 3m (17'8" x 9'10")

Having double doors, light, power and door to the:

UTILITY

3.6m x 1.7m (11'10" x 5'7")

Having part glazed door to rear elevation, space & plumbing for automatic washing machine.

REAR GARDEN

Being enclosed by hedging and majority laid to lawn with paved footpaths and a paved patio.

LAND

Being enclosed and forming several paddocks with various trees, a selection of fruit trees, various outbuildings and a chicken run.

THE PLOT

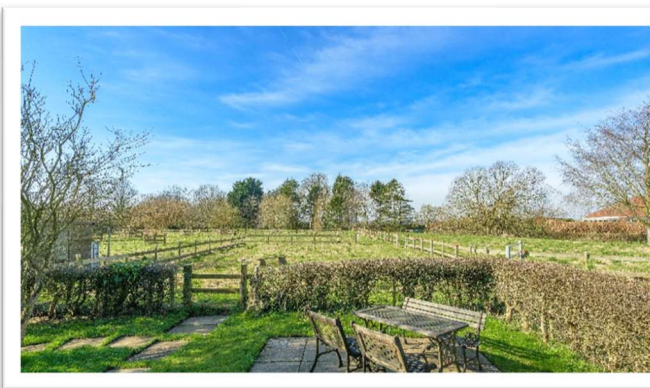
The property occupies a plot of approximately 2.75 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler and the property is double glazed. The current council tax is band D. The property also has solar panels.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



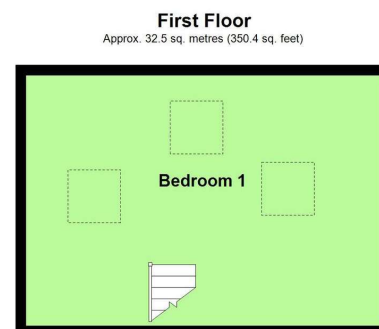


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Floorplan



Total area: approx. 189.2 sq. metres (2036.3 sq. feet)



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AGENT'S NOTES

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