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Holbeach Drove Gate, Holbeach

BELVOIR!

Offers in excess of £285,000



Key Features

- > BUILDING PLOT - OUTLINE PLANNING
- > TWO /THREE BEDROOM HOUSE
 - > IDEAL INVESTMENT OPPORTUNITY
 - > OIL HEATING TO HOUSE
 - > PLANNING FOR A 4 BED DWELLING
- > POPULAR VILLAGE LOCATION
 - > Tenure: Freehold
 - > EPC rating E

Belvoir incorporating Munton and Russell are pleased to offer for sale this opportunity to purchase a building plot with outline planning permission for a single detached dwelling. Planning Ref H09-0165-22. With a two/three bedroom detached property to the side. The property in brief comprises of lounge, dining room/bedroom 3, kitchen, pantry, utility, cloakroom, two bedrooms, family bathroom, off road parking.

PLANNING PERMISSION

Outline planning has been granted to the side elevation of the property for a detached dwelling. Planning Ref: H09 - 0165-22 With South Holland District Council, this development would require the removal of the fabricated out buildings, the building plot measures approximately 84'0 ft deep x 52'0 ft wide.



TWO/THREE BEDROOM DETACHED PROPERTY

ENTRANCE HALL

With UPVC double glazed door, stairs to first floor landing, doors to:

DINING ROOM/BEDROOM 3

3.5m x 2.9m (11.5ft x 9.5ft)

UPVC double glazed door to the front elevation, feature fire place, radiator.

LOUNGE

3.7m x 4.7m (12.3ft x 15.5ft)

UPVC double glazed window to the front elevation, UPVC double glazed french doors to the side elevation, feature fireplace, radiator.

INNER HALLWAY

Door to under stairs storage cupboard, doors to:

PANTRY

UPVC double glazed window to the side elevation, shelving.



KITCHEN

4m x 1.9m (13.11ft x 6.11ft)

UPVC double glazed window to the side elevation, part glazed door to lean to, base unit with sink and taps over, floor mounted oil boiler, providing radiator and domestic hot water.

LEAN TO:

UPVC double glazed door to the rear elevation, UPVC double glazed windows to the rear and side elevations, tiled floor.

UTILITY AREA UPVC double glazed window to the side elevation, leading to WC, with UPVC door to the side elevation.

FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation, radiator.

BEDROOM ONE

4.7m x 2.9m (15.5ft x 9.5ft)

UPVC double glazed window to the front elevation, feature fireplace, radiator.



BEDROOM TWO

3.7m x 2.8m (12.3ft x 9.11ft)

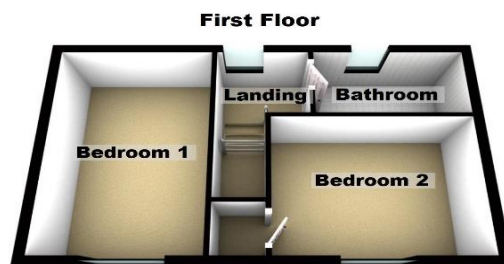
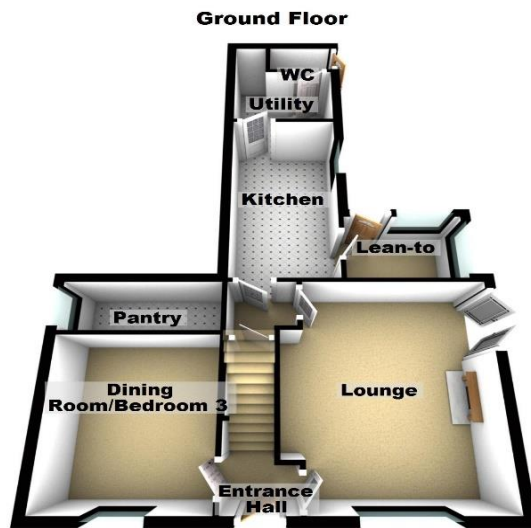
UPVC double glazed window to the front elevation, radiator.

BATHROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with electric shower over, radiator.

EXTERNALLY

Currently the property benefits from twin access to the front, laid to lawn with a selection of fabricated out buildings. Drainage is via Septic Tank.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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