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51 Branches Lane, Holbeach PE12 7BG

£250,000

BELVOIR!



Key Features

- > DETACHED PROPERTY
 - > TWO BEDROOMS
- > THREE RECEPTION ROOMS
 - > APPX 1/2 ACRE PLOT
- > RURAL VIEWS TO FRONT
 - > RENOVATION PROJECT
 - > Tenure: Freehold
 - > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer this unique opportunity, The property does require complete renovation and is situated on a plot of approximately 1/2 acre STS, outbuilding, sheds, greenhouse and recently built oversized garage. Subject to required permission's the property has scope to be extended and made into a significant family home. The accommodation currently has two bedrooms, lounge, dining room, bar area, kitchen, utility area and bathroom.





ENTRANCE

UPVC double glazed door, stairs to first floor.

LOUNGE

11'9" x 12'0" (3.6m x 3.7m)

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

DINING ROOM

11'10" x 13'1" (3.6m x 4m)

UPVC double glazed window to the front elevation, radiator fire surround with gas fire and back boiler.

BAR ROOM

7'0" x 16'5" (2.1m x 5m)

Fitted bar with canopy two internal windows, radiator.

KITCHEN

8'6" x 18'11" (2.6m x 5.8m)

UPVC double glazed windows and door to the rear elevation, window to the side elevation, base unit with sink, space for range style cooker, radiator. Opening to former store with window to the rear, leading to WC.



UTILITY AREA

7'4" x 7'10" (2.2m x 2.4m)

Window to the side elevation.

FIRST FLOOR LANDING

Storage cupboard

BEDROOM 1

11'11" x 13'0" (3.6m x 4m)

UPVC double glazed window to the front elevation, built in cupboard, radiator, over stairs area with UPVC double glazed window to the front.

BEDROOM 2

11'11" x 12'0" (3.6m x 3.7m)

UPVC double glazed window to the front elevation, radiator.





EXTERNALLY

The property occupies a large plot extending to approximately 1/2 acre STS. The property is approached by twin gates with mature front garden and drive leading to a recently constructed garage. Gated access to the rear.
REAR: Feature patio and raised features the gardens extends to the rear and has a host of sheds, green house, most notably a brick built storage shed, modern insulated workshop/office with UPVC double-glazing, the garden is mature and attention is required

GARAGE

10'9" x 18'8" (3.3m x 5.7m)

Recently constructed brick built with sealed unit door to side, UPVC double glazed window to the rear, twin wooden doors to the front.

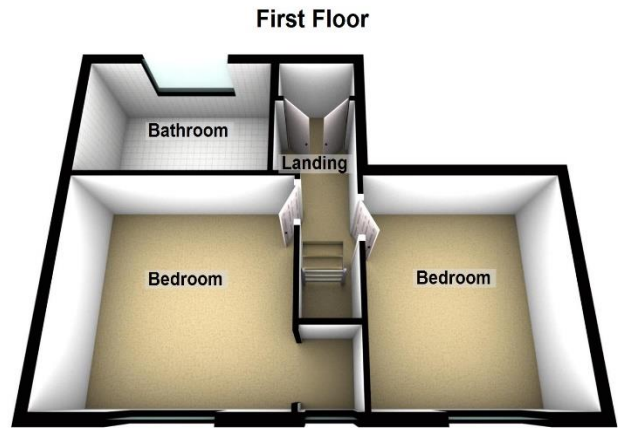
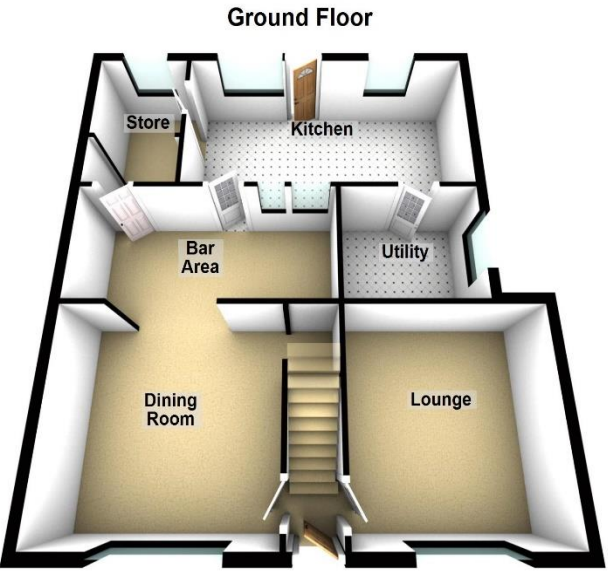
BRICK BUILT STORAGE


12'5" x 40'10" (3.8m x 12.4m)

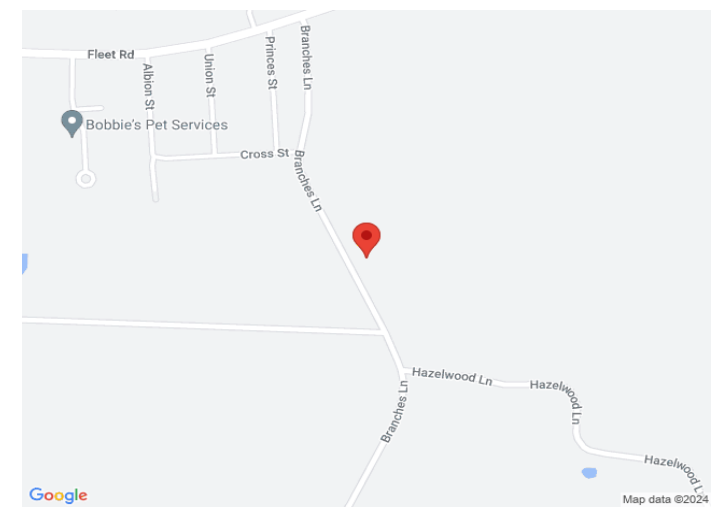
Substantial building which is need of renovation, doors to both end elevations windows to the side.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



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