



Holly House

Situated on an a country lane with the garden in full sun and neighbouring open fields beyond, the location of Holly House certainly felt quite idyllic on the peaceful summers day of our visit. Thankfully, the inside also feels just as special - full of character yet modern and as if no real expense has been spared during the recent refurbishment.

The ground floor has been fitted with underfloor heating throughout and has a beautiful and comprehensively equipped breakfast kitchen with a generous central island, solid work surfaces and integral appliances. The kitchen extends into the dining area which features French doors to the garden and a wood-burning stove, complimenting the one in the lounge. The ground floor also includes a generous utility/boot room, cloakroom and bedroom, with the remaining bedrooms and lovely family bathroom occupying the first floor.

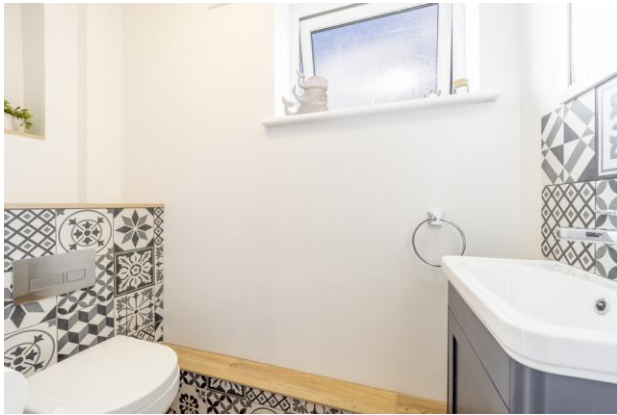
Outside the property has undergone a similar transformation with the exterior having been freshly painted and the recently constructed brick-and-oak porch adding a welcome and traditional Lincolnshire design cue. The house is actually set quite back from the lane, nestled behind a timber farmhouse style gate, so there is generous parking and easy turning space, ideal for a caravan or families with several vehicles. As can be seen from the photos, the garden is a particular highlight and will inevitably be of particular interest to buyers with pets or younger family members to consider - it also enjoys considerable privacy, and is not overlooked to the rear.

- Beautifully Refurbished Family Home
- Sought-After Country Lane Location, Close To Woodhall Spa & The Lincolnshire Wolds
- Views Over Neighbouring Fields
- Generous Lawned Gardens & Extensive Parking With Timber Garage/Workshop
- Underfloor Heating To The Ground Floor & Woodburning Stoves
- Superb Open Plan Dining Kitchen With Central Island and Solid Work Surfaces
- Offered With No Onward Chain
- Tenure: Freehold. Property Is Not Connected To Mains Drainage. EPC 'E'. Council Tax 'D'.



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Entrance via Oak-and-brick canopy porch and uPVC obscure-glazed door into the **Entrance Hall** - Having stairs to the first floor, tiled floor and door through to the:

Lounge 3.97m x 3.89m – With uPVC window overlooking the front. The lounge features an inset wood burning stove with sleeper-style mantle and tiled heart, plus underfloor heating which extends through the ground floor.

Kitchen 8.09m x 4.20m red. to 3.62m - The kitchen may be the most striking element of the accommodation, being light, spacious and modern, with a generous central island and a dining/ snug area, the kitchen would no doubt prove to be the social hub of the property for many families. Fitted units comprises a generous range of soft-closing cupboard and drawers to both base and eye level including deep pan drawers, pull-out larder and a generous central island with breakfast bar and pendant lights. The units are all complimented with solid work surfaces having an inset sink/drainers with mixer tap. Integral appliances include eye level double oven and an induction hob with angled Faber extractor hood plus full size dishwasher, integral fridge and waste baskets. The kitchen extends into the **Dining Area/Snug** which enjoys a double aspect with French doors opening onto the garden and a further window to the side. There is fitted storage to each side of the chimney breast which has the benefit of a wood burning stove and a recess and connections for wall-mounting a TV. The kitchen has further doors to a boot room/utility, **Pantry** and a **Cloakroom** – uPVC obscured window to the rear aspect. The cloakroom comprises a modern white suite of concealed-flush WC, hand-basin with mixer tap and has a continuation of the oak-effect tiled floor.

Boot Room 4.61m x 1.72m - Having uPVC external door and windows, continuation of the tiled floor, cupboards at both base and eye level with work surfaces over and spaces for washer and freezer.

Bedroom Two 3.97m x 3.76m – A generous double room with uPVC window to the front which overlooks the garden and driveway. Understairs cupboard and recessed lighting.

First Floor Accommodation – The staircase has inset feature lighting whilst the landing enjoys views over the rear garden and neighbouring open fields. Doors arranged off to:

Bathroom – The bathroom features a lovely modern suite of 'P' shape bath with mixer tap, hand-held shower and rain head, vanity basin with mixer tap and cupboard below. Concealed-flush WC. Tiled walls and floor, heated towel rail, shaver point and bathroom cabinet/mirror.

Master Bedroom 5.04m x 3.89m – The master bedroom is a generous double room and has uPVC window overlooking the driveway and front garden, radiator and an over-stairs cupboard.

Bedroom Three 3.79m x 1.81m – With uPVC window to the front and having vertical radiator.

Outside

Holly House enjoys considerable screening from the road with a hedge boundary to the front and a timber 5-bar farmhouse style gate which opens onto the generous driveway. The drive has a turning bay to the front and extends alongside the property to the timber garage/workshop, so has ample parking for several vehicles and easy turning.

The garden itself offers plenty of space for families with children or pets and is principally laid to lawn, extending to the right side and up to the front of the property which has established apple trees. There is also an attractive, recently added patio area, ideal for outside dining in the summer months, plus a timber log store, outside tap and exterior lighting. Beyond the garden lies neighbouring open fields.







Ground Floor



First Floor



NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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