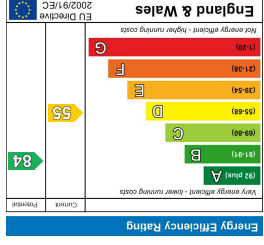


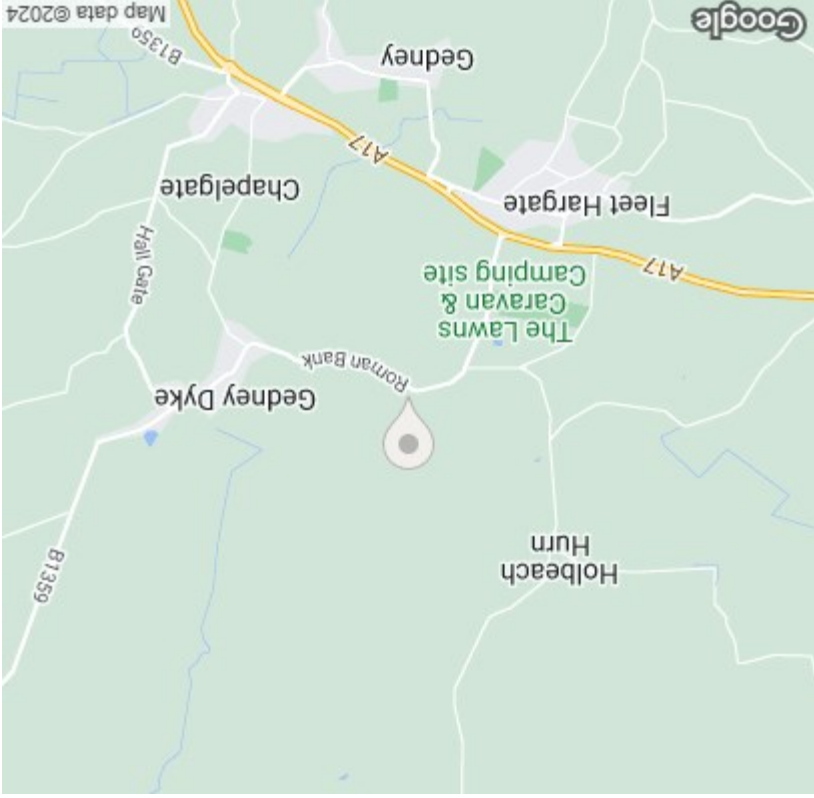
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map

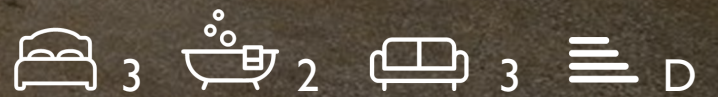


Floor Plan



Mill Lodge Fleet Bank  
Holbeach, Spalding, PE12 8LW

£430,000





# Mill Lodge Fleet Bank

Holbeach, Spalding, PE12 8LV

Nestled in the charming semi-rural location of Fleet Bank, Holbeach, Spalding, this detached bungalow offers a tranquil retreat with no immediate neighbours, set on an impressive half-acre plot adjacent to a local golf course, Holbeach University Academy is a five minute drive away. Boasting over 1851 sq ft of beautifully presented accommodation, this property is sure to captivate your heart.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for entertaining or relaxation. The property features three cosy bedrooms, offering a peaceful sanctuary for a good night's rest. The spacious en-suite shower room attached to the master bedroom adds a touch of luxury to everyday living. The heart of this home lies in its large open plan lounge and dining area, perfect for hosting gatherings with loved ones. Additionally, the garden room brings the outdoors in, creating a seamless blend of indoor-outdoor living. The L-shaped kitchen/breakfast room is a chef's delight, ideal for preparing delicious meals to be enjoyed in the serene surroundings. Convenience is key with a separate utility and boot room, ensuring practicality meets style. The detached double garage provides ample space for parking or storage, while the extensive in and out driveway offers ease of access for you and your guests.

If you are seeking a peaceful abode with generous living spaces, modern amenities, and a picturesque setting, this extended detached bungalow is the perfect place to call home. Don't miss the opportunity to make this idyllic property yours and embrace the tranquility it offers in the heart of the countryside.

**Entrance Hall**  
11'6" x 6'3"

**Lounge**  
17'2" x 14'4"

**Dining Room**  
10'10" x 13'6"

**Garden Room**  
11'7" x 11'9"

**Kitchen/Breakfast Room**  
22'2" x 13'5"

**Boot Room**  
18'4" x 3'1"

Measurement of the actual room is approximately 9ft x 7ft2ins (2.74m x 2.18m)

**Utility Room**  
7'3" x 7'5"

**WC**  
3'7" x 7'4"

**Hallway**  
5'4" x 5'5"

**Bathroom**  
7'10" x 8'3"

**Master Bedroom**  
12'3" x 12'7"

**En-Suite To Master Bedroom**  
8'2" x 7'3"

**Bedroom Two**  
13'2" x 12'11"



**Bedroom Three**  
9'3" x 9'0"

**Garage**  
18'0" x 16'9"

**EPC - D**  
55/84

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Material Information

Property construction: Standard form  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Septic Tank  
Heating: Oil Fired Central Heating  
Heating features:  
Broadband: up to 80Mbps  
Mobile coverage: EE - Great, O2 - Great

Parking: Garage, Driveway, Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level Access  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: D

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

