



Holbeach Drove Gate
Holbeach Drove, Spalding, PE12 0PX

£385,000 - Freehold , Tax Band - D



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E

Floor Plan



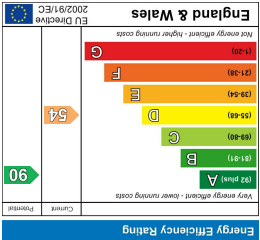
Area Map



Viewing

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.

Energy Efficiency Graph



Disclaimers: 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL:- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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Nestled in the charming semi-rural area of Holbeach Drove Gate, this superbly presented detached bungalow offers a perfect blend of modern living and tranquil surroundings. Recently fully renovated to a high standard, the property boasts an inviting and spacious entrance hallway that leads to a spacious open plan modern kitchen, fitted with a range oven, an integrated dishwasher, a matching breakfast bar, and opens through to the dining and lounge area with french doors leading to the rear and then open through to a spacious living room, ideal for both entertaining and family gatherings.

The bungalow features four well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, ensuring comfort and privacy. In addition, there is a stylish shower room that serves the other bedrooms, making it convenient for family and guests alike. One of the standout features of this property is the extensive mature grounds that envelop the home, providing a picturesque setting with delightful countryside and field views beyond. The outdoor space is perfect for enjoying the fresh air or hosting summer barbecues. For those with multiple vehicles, the property offers ample parking for up to seven vehicles, complemented by a double garage and a convenient turning bay. This delightful bungalow is offered with no chain, making it an ideal opportunity for those looking to move in without delay. With its blend of modern amenities and serene location, this property is a rare find and is sure to appeal to families and individuals alike. Don't miss the chance to make this beautiful bungalow your new home.

- Entrance Hall
19'9" x 5'0"
- Living Room
10'11" x 15'10"
- Kitchen Diner
11'0" x 29'9"
- Hallway
10'10" x 2'11"
- Storage Room
7'2" x 3'4"
- Shower Room
10'9" x 6'2"
- Hallway
10'11" x 2'11"
- Master Bedroom
11'0" x 14'10"
- En-Suite To Master Bedroom
7'11" x 6'11"
- Utility Room
7'11" x 7'4"
- Bedroom Two
12'1" x 11'10"
- Bedroom Three
10'10" x 11'4"
- Bedroom Four
8'10" x 11'8"
- EPC - E
54/90
- Tenure - Freehold

IMPORTANT LEGAL INFORMATION



Construction: Standard
Accessibility / Adaptations: Lateral Living
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Oil
Internet connection: Fixed Wireless
Internet Speed: up to 20Mbps
Mobile Coverage: O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.