



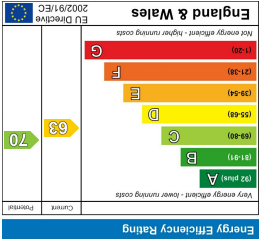
Floor Plan



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



Area Map

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, 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/>

Main Road

Holbeach Drove, Spalding, PE12 0PS

Nestled in the charming semi-rural area of Holbeach Drove, Spalding, this immaculately presented detached bungalow is a true gem waiting to be discovered. Located approximately six miles east of the historic market town of Crowland, this property offers a perfect blend of modern living and countryside tranquility.

Upon entering, you are greeted by a spacious L-shaped entrance hall that leads to a stylishly decorated interior. The bungalow boasts four well-proportioned bedrooms, including a luxurious master suite complete with an en-suite shower room. The family bathroom is equally impressive, featuring a three-piece suite and a stunning freestanding roll-top bath, perfect for relaxation. The heart of the home is undoubtedly the modern kitchen diner, fitted with high-quality base and eye-level units, ideal for culinary enthusiasts. Adjacent to the kitchen is a separate utility room, enhancing the practicality of the space. The 19ft living room, adorned with a log-burning stove, provides a warm and inviting atmosphere, while an additional room currently serves as an office/gym, offering the potential to be transformed into a fourth bedroom. For those with a passion for vehicles, the bespoke timber barn-style garage/workshop, measuring 23ft by 23ft, is a remarkable feature. Equipped with light, power, and a full-height mechanics vehicle ramp, it presents tremendous potential for the motor enthusiast. Outside, the property is complemented by a substantial gravel driveway, providing ample parking for six or more vehicles. Double gates lead to a block-paved drive, enhancing accessibility. The good-sized garden, benefiting from a south-facing aspect, offers a delightful outdoor space for relaxation and enjoyment.

With No forward chain and the possibility of negotiating furnishings, fixtures, and fittings, this bungalow presents an exceptional opportunity for those seeking a versatile and stylish home in a picturesque setting.

Entrance Hall
3.68 x 1.45 (12'0" x 4'9")

Bedroom Three
2.55 x 3.37 (8'4" x 11'0")

Master Bedroom
3.23 x 3.58 (10'7" x 11'8")

En-Suite To Master Bedroom
2.12 x 1.23 (6'11" x 4'0")

Hallway
1.47 x 6.36 (4'9" x 20'10")

Bathroom
2.92 x 2.02 (9'6" x 6'7")

Bedroom Two
4.33 x 3.00 (14'2" x 9'10")

Kitchen Diner
6.01 x 2.74 (19'8" x 8'11")

Utility Room
3.66 x 1.70 (12'0" x 5'6")

Living Room
3.93 x 5.94 (12'10" x 19'5")

Office/Gym/Bedroom Four
2.71 x 5.04 (8'10" x 16'6")

Garage/Workshop
6.95 x 6.94 (22'9" x 22'9")



EPC - D
63/70

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lateral Living, Step Free Access, Wheelchair Accessible
Building safety: No
Known planning considerations: No
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: 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: Driveway Private, Garage
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Oil
Internet connection: Satellite
Internet Speed: up to 30Mbps
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.

