

# Geoffrey & Collings Co

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## Offers in the region of £325,000 Freehold



### Lumley Lodge, 28 Manor Drive, Holbeach, Lincolnshire, PE12 7LY

Sitting on a 1/4 acre plot, tucked away within a peaceful cul-de-sac and ideally positioned within walking distance of Holbeach town centre and its range of local amenities, this property presents a rare opportunity to acquire a generously proportioned home on a substantial plot. Offered with vacant possession and no forward chain, the property provides both immediate comfort and significant scope for modernisation and enhancement.

The internal accommodation is spacious and versatile, centred around a generous living room. The kitchen is complemented by a separate utility room, adding practicality to everyday living. There are four well-proportioned bedrooms, one of which offers flexibility for use as a formal dining room or additional reception space. The main bedroom benefits from its own en-suite, creating a private and comfortable retreat.

The property is surrounded by a wraparound garden, predominantly laid to lawn and enhanced by mature shrubs and planting, providing a tranquil outdoor setting. The garden also features a paved pathway leading to a summer house with power and lighting, alongside gravelled areas designed for low maintenance, as well as a shed and glasshouse for added practicality.

This is a home of considerable potential, ideal for purchasers seeking space, privacy, and the opportunity to create a bespoke residence in a desirable and convenient location.

Holbeach is a small but busy market town, which has a good range of facilities including local Grocery Stores/Supermarkets, Doctors Surgeries, Takeaways, Veterinary Practices, and Primary and Secondary Schools. Holbeach lies about 20 miles from the city of Peterborough which has a 50-minute inter-city rail service to London, and a frequent service to the North, Scotland, and other regional services. The market town of Spalding is approximately 19-minute drive away and provides a wide variety of local shops, schools and entertainment including pubs and restaurants with further rail links

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

**Entrance Hallway**

22'2" x 11'1" (max) (6.77 x 3.38 (max))

Coved and textured ceiling. Part wood part decorative double-glazed front door with matching side panel. Double store cupboard with shelving and hot water cylinder. Thermostat. Loft access.

**Living Room**

17'7" x 13'8" (5.36 x 4.19)

Coved and textured ceiling. Wooden frame double-glazed box window to front with twin wooden frame double-glazed window. Feature gas fire with marble hearth and surround. Power points. Telephone socket. Tv aerial point. Radiator.

**Kitchen**

14'11" x 10'4" (4.57 x 3.15)

Coved ceiling. Wooden frame double-glazed window to rear. Matching wall and base units. Ceramic sink and drainer with mixer tap over. Tiled splashbacks. 'Neff' 4-ring electric hob with extractor oven. Eye-level 'Neff' electric double oven. Integrated undercounter fridge. TV aerial socket. Telephone point. Power points. Radiator.

**Utility Room**

10'4" x 6'5" (3.15 x 1.97)

Coved ceiling. Door to rear. Wooden frame double-glazed window to side. Matching wall and base units with pantry style cupboard offering storage for ironing board, Hoover etc. Space and plumbing for washing machine and tumble dryer. Fuse box. Power points. Radiator.

**Bathroom**

10'3" x 7'11" (3.14 x 2.42)

Coved and textured ceiling. Wooden double-glazed privacy window to rear. Pedestal hand basin. Low-level WC. Panel bath with mixer taps. Part tiled walls. Radiator.

**Bedroom 1**

15'2" x 12'0" (4.63 x 3.67)

Coved and textured ceiling. Wooden double-glazed window to side. Power points. Radiator.

**Bedroom 2**

15'1" x 10'2" (4.62 x 3.12)

Currently utilised as a dining room. Coved and textured ceiling. Wooden frame double-glazed box window to front with wooden frame double-glazed window to side. Radiator. Power points.

**Bedroom 3**

11'0" x 8'8" (3.36 x 2.66)

Coved and textured ceiling. Wooden frame double-glazed box window to front. Power points. Radiator.

**Bedroom 4**

9'7" x 7'1" (2.94 x 2.16)

Coved and textured ceiling. Wooden frame double-glazed window to front. Power points. Radiator.

**En-suite**

7'8" x 4'5" (2.34 x 1.35)

Coved and textured ceiling. Wooden double-glazed privacy glass window to rear. Low-level WC. Pedestal hand basin. Corner shower units with mains-fed shower. Fully tiled walls. Radiator.

**Garage**

18'0" x 15'7" (5.50 x 4.75)

Integral double garage. Electric 'up and over' door. Pedestrian door from rear garden. 'Veissman' wall-hung gas boiler. Lighting and power.

**Outside**

The property benefits from a generous wraparound garden, predominantly laid to lawn and attractively enhanced with a variety of mature shrubs and established bushes. A paved pathway leads through the garden to a charming summer house with electrics, providing an ideal space for relaxation or entertaining. There is also a gravelled area designed for low-maintenance upkeep, along with the practical addition of a shed and a glasshouse, ideal for storage and gardening enthusiasts. To the front of the property, off-road parking on a gravel driveway for multiple vehicles plus caravan or motorhome.

**Material Information**

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

**Council Tax**

Council Tax Band D. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

**Services**

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

**Energy Performance Certificate**

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

**Broadband Coverage**

Standard and Superfast broadband is available.

Visit the Ofcom website for further information.

**Mobile Phone Signal**

EE - Good outdoor, variable in-home

O2 - Good outdoor, variable in-home

Three - Good outdoor

Vodafone - Good outdoor, variable in-home

Visit the Ofcom website for further information.

**Flood Risk**

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:00pm. Saturday: 9.00am to 1.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.







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## **REFERRAL FEE DISCLOSURE**

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

### **REFERRAL SERVICE PROVIDERS:**

#### **Conveyancing**

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

#### **Financial Services**

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

#### **Surveys**

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

#### **Energy Performance Certificates**

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

**You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.**