



# MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

## £295,000



Ref: C1882

### **Silver Croft, Ravens Clough, Holbeach, Spalding, Lincolnshire PE12 8SL**

A Three Bedroom Bungalow in need of renovation with attached modern Two Bedroom Annexe. Set on a good-sized plot with outbuildings on the outskirts of the village. No upward chain. Call now to view. Cash Buyers Only. The main bungalow has visual evidence of cracking.





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## MAIN BUNGALOW

**ENTRANCE PORCH** Double glazed front entrance door leads into a double glazed panelled front entrance porch with polycarbonate roof. Further double glazed panel door into the entrance hallway.

**HALLWAY** Radiator. Loft access. Doors to all rooms.

**LOUNGE** 16' 6" x 11' 10" (5.03m x 3.63m) Double glazed windows. Radiator. Feature fireplace with exposed brick and tile, wooden mantle over.

**KITCHEN/DINER** 22' 0" x 11' 11" (6.73m x 3.64m) One and a half bowl single drainer sink unit with a range of base units and drawers below and preparation surface over. Tiled splash backs. Matching wall units. Space for cooker. Double glazed windows to 2 aspects. Door to sun room door to rear hallway.

**REAR INNER HALLWAY** Opening through to utility space and door to cloakroom with low-level WC and radiator.

**UTILITY AREA** 6' 6" x 6' 2" (2.00m x 1.89m) Water tank. Electric consumer unit. Space and facilities for washing machine. Heated towel rail. Double glazed window. Floor standing boiler.

**SUNROOM** 16' 11" x 12' 5" (5.18m x 3.80m) Brick and double glazed construction with a polycarbonate roof. Double glazed French doors to rear. Ceramic tiled floor. Underfloor heating.

**BEDROOM ONE** 12' 11" x 11' 5" (3.94m x 3.48m) Double glazed window. Radiator. Aerial point.

**BEDROOM TWO** 11' 5" x 10' 9" (3.49m x 3.29m) Double glazed window. Radiator. Aerial point. Open Plan with fully tiled shower cubicle with electric shower. Pedestal wash hand basin. Low-level flush WC. Tiled splash backs.

**BEDROOM THREE** 11' 5" x 6' 11" (3.49m x 2.12m) Double glazed window. Radiator.

**BATHROOM** 7' 4" x 6' 6" (2.26m x 2.00m) Walk in bath with mixer tap and showerhead over. Pedestal wash hand basin. Low-level flush WC. Fully tiled. Double glazed obscured window. Ceramic tiled floor. Heated towel rail.

## ANNEXE

**ENTRANCE HALL** Double glazed panelled entrance door leading into the entrance hallway. Ceramic tiled floor. Radiator. Loft access. Door to storage cupboard, with towel rail heater. Wall mounted central heating thermostat. Doors to all further rooms.

**LOUNGE** 17' 10" x 12' 10" (5.44m x 3.93m) Double glazed window. Two radiators. Laminate flooring. Aerial point.

**KITCHEN** 17' 7" x 11' 9" (5.38m x 3.59m) Stainless steel, single drainer sink unit, with mixer tap, over range of base units with drawers below. Preparation surface. Tiled splash backs. Matching wall units. Integrated electric oven and hob with extractor canopy



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over. Windows to 2 aspects, double glazed French doors to garden. Ceramic tiled floor. Radiator. Space for tall standing fridge freezer.

**BEDROOM ONE** 19' 3" x 11' 6" (5.89m x 3.52m) Double glazed window. Two radiators. Aerial point.

**BEDROOM TWO** 12' 9" x 11' 11" (3.91m x 3.64m) Double glazed window. Radiator.

**BATHROOM** 9' 8" x 9' 4" (2.96m x 2.86m) Three-piece bathroom suite comprising of free-standing bath with mixer tap and shower over. Pedestal hand basin and low level flush WC. Heated towel rail. Radiator. Ceramic tiled floor. Extractor fan. Double glazed obscured window.

**OUTSIDE** The property is set back from the road with a large gravel drive providing off road parking and turning. Gardens to two aspects partly laid to lawn. Yard area with outbuildings.  
Outbuilding One totals 61.7m<sup>2</sup>  
Outbuilding Two totals 64.8m<sup>2</sup>  
Outbuilding Three totals 170.7m<sup>2</sup>  
Outbuilding Four totals 11.9m<sup>2</sup>  
Outbuilding Five totals 47.6m<sup>2</sup>

**SERVICES** Mains water & electricity. Non mains drainage, both properties share the same cesspit. The original bungalow has an oil fired boiler. The Annex to the bungalow has a modern external boiler and a shared oil tank between the two properties.

**VIEWING** Strictly by appointment with the selling agents Maxey Grounds.

**POSSESSION** Vacant possession upon completion of the purchase.

**DIRECTIONS** From Holbeach, travel south on the B1168 Fen Road and continue for about 3 miles, then turn left onto the B1165 Ravens Bank, towards Sutton St James, follow for about 1 mile then turn right into Ravens Gate and immediate right into Ravens Drove. The property can be located on the right-hand side.

**COUNCIL TAX BAND** TBA

**EPC RATING** BAND TBA

**PARTICULARS PREPARED** Updated 10<sup>th</sup> November 22



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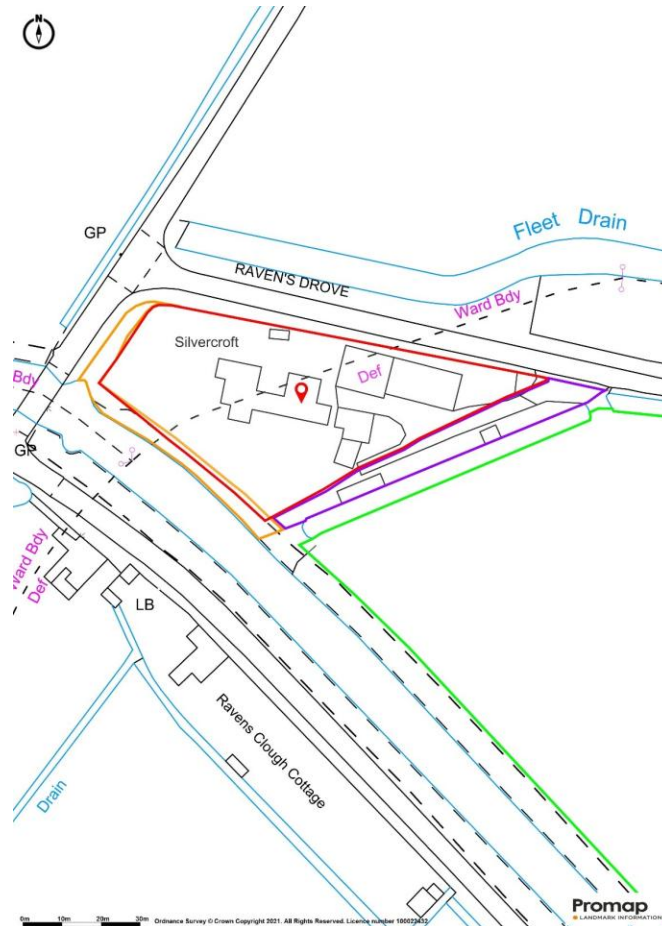


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#### Please Note

The area verged Red is held under Registered Title.

The area verged Purple is not included in the Registered Title, the vendor is selling with an indemnity policy.

For Illustration Purpose only – Not to Scale



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.