



- Spacious Detached Two Bedroom Bungalow in Need of Some Modernisation
  - Potential for Smallholding or Equestrian Use
    - Approx. 1.35 Acres In All
  - Beautiful Gardens ● Parking and Garaging ● No Upward Chain
  - Excellent Location on No Through Road



## GENERAL AND SITUATION

Approximate Distances:

Spilsby 1.5 miles • Alford 9.5 miles • Horncastle 11 miles • Skegness 12 miles  
Boston 18 miles • Louth 18 miles

A spacious, detached two bedroom bungalow in need of some modernisation, with potential for equestrian or smallholding use, set in approx. 1.35 acres, in an excellent location.

Located on a no through road, in the village of Halton Holegate, the bungalow would benefit from some updating and is offered for sale with no upward chain. There is ample parking space, garaging and lovely formal gardens. The paddock offers scope for use as a smallholding, or for the keeping of horses.

The nearby market town of Spilsby has a good range of shops, a Post Office, pub/restaurants etc. whilst the seaside town of Skegness offers a further range of facilities and amenities, as well as sandy beaches. The larger towns of Alford, Horncastle and Louth are located on the edge of the Wolds and offer a wide range of facilities.

## THE RESIDENCE

A two bedroom detached bungalow with double glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A glazed **Entrance Porch** has double doors leading into an **Inner Hallway**. The first door to the left leads off to the **Kitchen** which is fitted with a range of wall and base units with tiled worksurfaces, 1½ bowl sink with mixer tap and integral appliances comprising fridge, freezer, electric hob, electric oven and grill.

A second door from the **Inner Hallway** leads into the large and airy **Reception Room**, which has an open fireplace set in brick fire surround on a tiled hearth and double doors leading through to the **Sun Room**, which has tiled flooring, sliding patio doors to the **Garden** and an archway through to the **Formal Dining Room**, which has a fireplace with a multifuel stove and fitted storage cupboards. This room could equally suit use as a **Study** or **Snug**. A door leads back to the **Inner Hallway**, where there is a **Utility Room** housing the oil-fired boiler, with a range of fitted units, part tiled walls, linen cupboard and plumbing for washing machine.

The **Family Bathroom** is fitted with a corner bath, bidet, wash hand basin and WC. Alongside it there is a **Shower Room** with electric shower in cubicle, tiled walls, wash hand basin and WC.

There are **Two Double Bedrooms**. **Bedroom One** has a range of fitted furniture and a wash hand basin in vanity unit, whilst **Bedroom Two** has a hand wash basin in corner vanity unit.

The final door from the **Inner Hallway** leads into the **Attached Garage** which is L-shaped, has an up and over door, three windows and has access to full length loft storage.







## OUTSIDE, OUTBUILDINGS & LAND

A driveway leads from the road up to the left-hand side of the bungalow and give access to a generous amount of parking and a **Further Detached Garage** with two up and over doors, two windows and a pedestrian door.

The beautifully kept **Formal Gardens** lie to three sides of the bungalow are mainly laid to lawn with a variety of mature trees and shrubs, with flower borders. To the rear of the bungalow a paved patio area is perfect for dining al fresco.

Beyond the gardens the **Land** has a stream to the western boundary and is hedged to the northern and southern boundaries. The land is fairly level pasture which is cut on an annual basis and would be ideal grazing land.

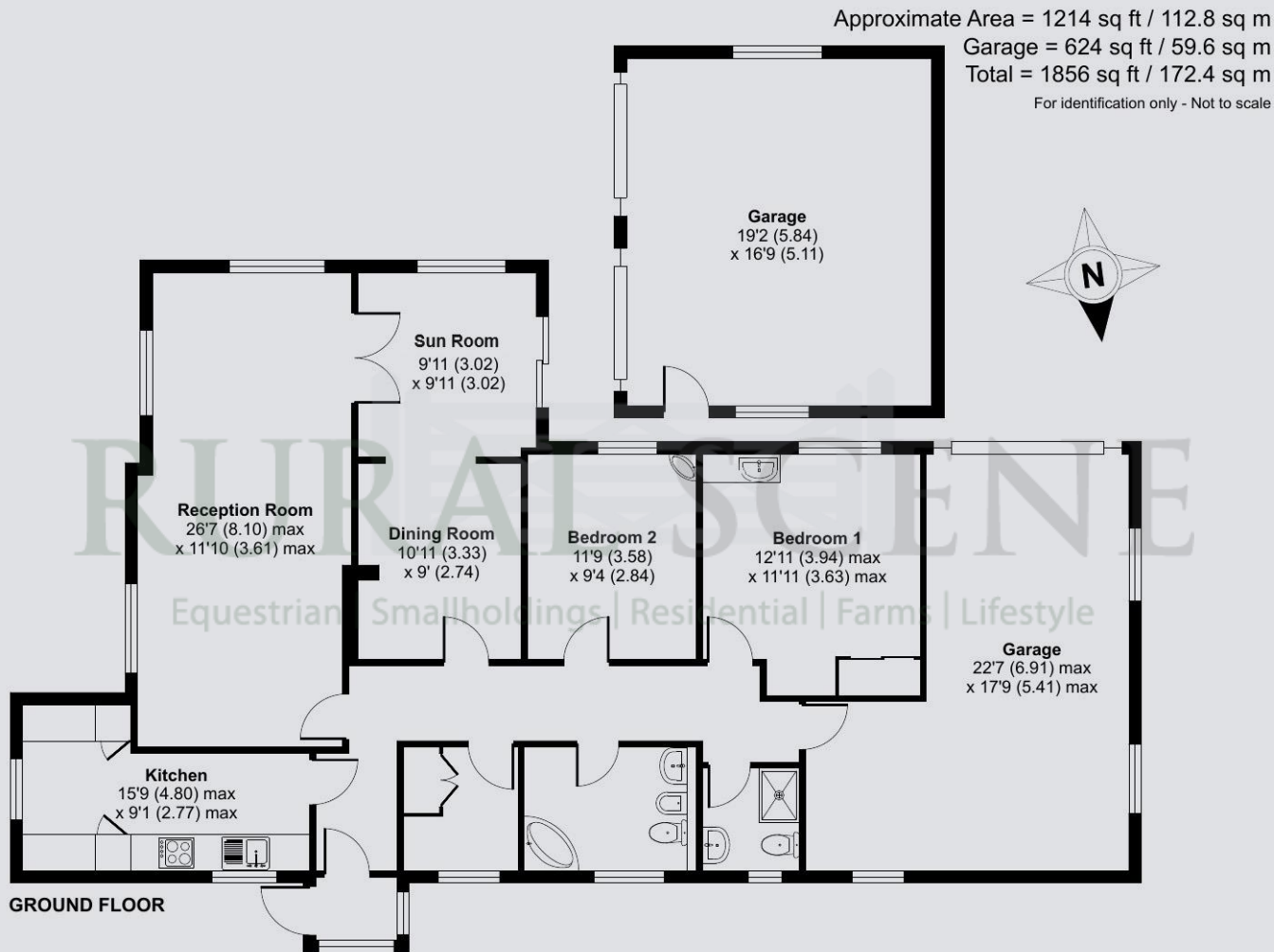
**IN ALL APPROX. 1.35 ACRES**  
**(About 0.5 Hectare)**



# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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### VIEWING

Strictly by appointment only with the Agents

### LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

### SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE (connected and available subject to normal transfer regulations)

**TENURE** Freehold    **ENERGY RATING** E    **COUNCIL TAX** D

### DIRECTIONS

From Spilsby take the B1195 towards Halton Hologate on Halton Road. Continue for approx. 1.5 miles, then bear left at The Bell Inn onto Northorpe Road. The property will be found after approx. 150m, on the left-hand side, opposite The Old Hall Nursing Home. There is no For Sale board.

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