



Chestnut Lodge Lowgate, Holbeach Spalding PE12 8LN

welcome to

Chestnut Lodge Lowgate, Holbeach Spalding

Three bedroom detached bungalow, QUIET LOCATION & AVAILABLE WITH NO CHAIN. Lounge, dining room, BREAKFAST KITCHEN, separate utility & CONSERVATORY EXTENSION. Family bathroom along with DRESSING ROOM & EN-SUITE TO MASTER. Ample off road parking, INTEGRAL SINGLE GARAGE & enclosed landscaped garden



Entrance Hall

built-in airing cupboard with hot water tank. Loft access with pull down ladder.

Lounge

11' 10" x 15' 10" (3.61m x 4.83m)
feature fireplace with inset LPG gas fire.

Dining Room

9' 11" x 12' 8" (3.02m x 3.86m)
having sliding UPVC door to conservatory. Laminate flooring.

Conservatory

12' 4" x 12' 3" (3.76m x 3.73m)
being of brick and UPVC construction with French doors to garden. Reflective glass roof, fitted blinds and tiled floor.

Kitchen

15' 9" x 10' 8" (4.80m x 3.25m)
having a range of units at wall and base level, worktops with inset one and half bowl sink. Integrated electric oven, grill, 4 ring induction hob with extractor over. Dishwasher and fridge. Tiled floor.

Utility Room

5' 9" x 9' 9" (1.75m x 2.97m)
having base units with space for washing machine, tumble dryer and fridge freezer. Tiled floor. Side door to garden.

Bedroom 1

9' 11" x 12' 9" (3.02m x 3.89m)

Dressing Room Area

9' 9" x 5' (2.97m x 1.52m)
built-in wardrobe and door to:

Ensuite

5' 9" x 6' 8" (1.75m x 2.03m)
comprising of double shower cubicle with thermostatic shower, low level WC and wash hand basin. Fully tiled walls and floor. Heated towel rail.

Bedroom 2

10' x 9' 11" (3.05m x 3.02m)

Bedroom 3

10' 1" x 8' 5" into wardrobes (3.07m x 2.57m into wardrobes)
range of built-in wardrobes.

Bathroom

7' 1" x 6' 8" (2.16m x 2.03m)
comprising of bath with thermostatic shower over, low level WC and pedestal wash hand basin. Fully tiled walls and floor.

Integral Garage

16' 6" x 9' 8" (5.03m x 2.95m)
having up and over door, power and light. Wall mounted gas boiler.

Outside

the property sits behind a gravel driveway offering off road parking, with a side gate giving access to the rear garden. The rear garden is enclosed by fencing, laid to gravel with mature shrubs and flowers. Two vegetable plots, patio area, timber pergola with fitted seating. Timber summer house and garden shed.



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Chestnut Lodge Lowgate, Holbeach Spalding

- THREE DOUBLE BEDROOM DETACHED BUNGALOW AVAILABLE WITH NO CHAIN
- LOUNGE, DINING ROOM, UTILITY & CONSERVATORY
- FAMILY BATHROOM & EN-SUITE TO MASTER
- AMPLE OFF ROAD PARKING & INTEGRAL SINGLE GARAGE
- IMMACULATELY PRESENTED MATURE GARDENS

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107096 - 0002

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