

**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

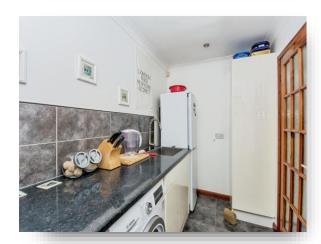












#### **Entrance Hall**

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"  $\times$  8' 5" into wardrobes (  $3.07m \times 2.57m$  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.





## welcome to

# **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

offers over

## £315,000







The Lawns
Caravan &
Camping site

Map data ©2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/LST107096



Property Ref: LST107096 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING, Lincolnshire, PE12 9JF



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.