



Field View Hurn Bank, Holbeach Spalding PE12 8JG

welcome to

Field View Hurn Bank, Holbeach Spalding

Three bedroom detached bungalow, RURAL LOCATION WITH OPEN FIELD VIEWS TO REAR. 20ft lounge diner, kitchen & CONSERVATORY EXTENSION. Family bathroom with three piece suite. Off road parking & fully enclosed rear garden WITH SUNKEN GRAVEL AREA & PATIO. MUST BE VIEWED



Entrance Hall

having built-in airing cupboard with hot water tank, loft access and laminate flooring

Kitchen

11' 8" x 10' 2" (3.56m x 3.10m)

having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Integrated electric oven, four ring induction hob and stainless steel extractor. Space for fridge freezer, washing machine and slimline dishwasher. Tiled floor, door to garden and double doors to:

Lounge Diner

11' 4" x 20' 1" (3.45m x 6.12m)

with laminate flooring and French doors to:

Conservatory

10' 7" x 9' 10" (3.23m x 3.00m)

having laminate flooring and French doors to rear garden

Bedroom 1

11' 7" x 10' 4" (3.53m x 3.15m)

built-in double wardrobe

Bedroom 2

9' 6" x 10' 4" (2.90m x 3.15m)

Bedroom 3

8' 3" x 7' 5" (2.51m x 2.26m)

Bathroom

8' 2" x 7' 6" (2.49m x 2.29m)

comprising three piece suite of WC, sink and bath with electric shower over. Extractor, heated towel rail and laminate floor

Outside

to the front of the property there is a gravel driveway providing off road parking for 2-3 cars, with double gates leading to a further gravel area for additional parking for at least 2 vehicles. The rear garden is fully enclosed by fencing and hedging and is generally low maintenance, with two sunken areas to both sides providing a gravel area to the left and a patio

to the right. Within the garden there is a timber garden shed, a timber summerhouse with electric and there are open field views to the rear as far as the eye can see. To the right of the plot there is a gravel area that is owned by the bungalow and could be used for additional parking if required



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Field View Hurn Bank, Holbeach Spalding

- THREE BEDROOM DETACHED BUNGALOW IN RURAL POSITION
- OPEN FIELD VIEWS TO THE REAR
- 20FT LOUNGE DINER & CONSERVATORY
- FAMILY BATHROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING & FULLY ENCLOSED REAR GARDEN

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

offers over

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107213 - 0005

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