



**Larkfield Station Road, Halton Hologate SPILSBY PE23 5PB**

**welcome to**

## **Larkfield Station Road, Halton Hologate SPILSBY**

Well presented 3 Bedroom Detached Bungalow. In brief, the property comprises of Lounge, Kitchen, 3 Bedrooms, Shower Room and separate WC. Externally, the property benefits from a Driveway to the front which leads to the Garage as well as garden front and rear.

##Invalid Field Name##

### **Entrance Hall**

Following from entrance door there is a radiator and doors leading into:

### **Lounge**

17' 11" x 12' 8" max ( 5.46m x 3.86m max )  
Has two radiators, a window to the front elevation and access into the kitchen and inner hall.

### **Kitchen**

15' 4" x 8' 10" ( 4.67m x 2.69m )  
Comprises of wall, base and drawer units with worktop space over, sink, tile splash backs, space for cooker with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, cupboard housing the boiler, radiator, a window and door leading to the side of the property.

### **Hall**

Has a built-in cupboard, loft hatch access and doors leading into:

### **Shower Room**

Consists of a walk in shower, WC, sink, part tiled walls and an opaque window.

### **Wc**

Has a WC and radiator.

### **Bedroom One**

14' 3" x 12' 2" ( 4.34m x 3.71m )  
Has a radiator and window.

### **Bedroom Two**

8' 10" x 8' 9" ( 2.69m x 2.67m )  
Has a radiator and window.

### **Bedroom Three/ Dining Room**

14' 3" x 9' 5" ( 4.34m x 2.87m )

Has a radiator and French doors leading to the rear garden.

### **External**

To the front of the property, it has a gravelled driveway with ample space for cars this leads to the garage, as well as a lawned area. The rear garden is mainly lawned with shrubs, a gravelled area, access to the rear door to the garage and a shed.

### **Garage**

17' x 8' 3" ( 5.18m x 2.51m )

Consists of an up and over door, power points, lighting and access door from the rear.





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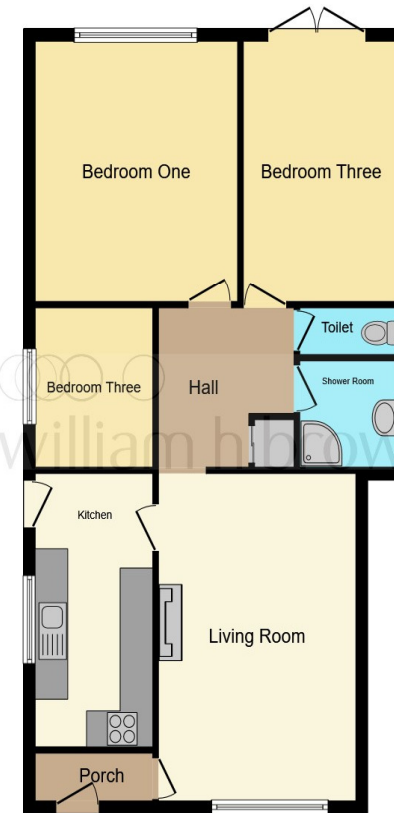
- DETACHED BUNGALOW
- 3 BEDROOMS
- DRIVEWAY
- GARAGE
- GARDEN

Tenure: Freehold EPC Rating: F

# £260,000

### directions to this property:

See Multi-Map Illustration



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:  
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