



Larkfield Station Road, Halton Holegate SPILSBY PE23 5PB

welcome to

Larkfield Station Road, Halton Hologate SPILSBY

STUNNING LOCATION !!

Well presented 3 Bedroom Detached Bungalow. In brief, the property comprises of Lounge, Kitchen, 3 Goodsized 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.

Entrance Hall

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

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

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

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.

External

To the front of the property, it has a graveled 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 graveled 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.

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





view this property online williamhbrown.co.uk/Property/SKG109001



welcome to

**Larkfield Station Road, Halton Holegate
SPILSBY**

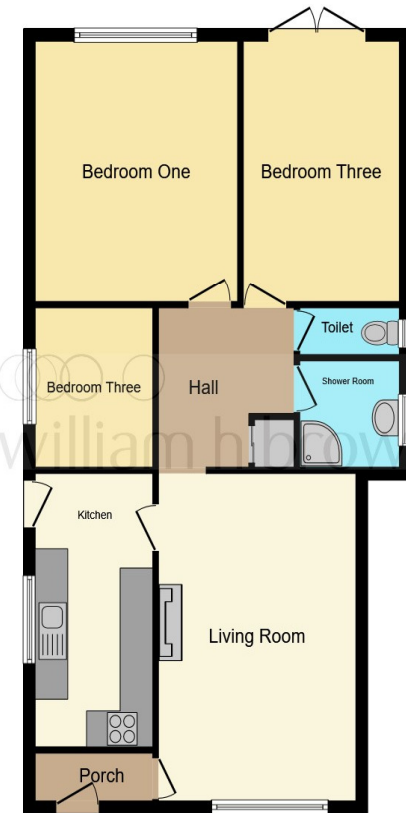
- DETACHED BUNGALOW
- 3 GOODSIZED BEDROOMS
- DRIVEWAY
- GARAGE
- GARDEN

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

£250,000

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

view this property online williamhbrown.co.uk/Property/SKG109001



Property Ref:
SKG109001 - 0009

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.

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.

william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



williamhbrown.co.uk