



LIBRE LODGE EASTGATE

SPALDING, PE12 8ND

£400,000
FREEHOLD

Welcome to this stunning detached house located in the picturesque area of Eastgate, Holbeach, Spalding. This property boasts a spacious 2,183 sq ft of living space, perfect for a growing family.

Upon entering, you are greeted by four reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The modern interior design gives the property a fresh and inviting feel, making it easy to envision yourself living here.

With four generously sized bedrooms and three bathrooms, there is plenty of room for everyone to have their own space. The large bedrooms ensure that comfort is a top priority in this home.

One of the standout features of this property is the open field views that can be enjoyed from various rooms, providing a sense of tranquillity and a connection to nature. Additionally, the property has been extended, offering even more living space for you to enjoy.

LIBRE LODGE EASTGATE

- Generous sized plot with ample parking
- Field views to front and rear
- At home bar/sunroom
- Log Burning Fireplace
- Open plan kitchen/diner
- Three Bathrooms
- Four bedrooms
- Immaculately presented
- Completely refurbished to an incredible standard
- Solar panels



Entrance Hall

The entrance hall to the property is the perfect place to kick off shoes and coats before entering the main house.

Kitchen/Diner

Immaculately presented kitchen/diner, completely refurbished to a high standard with central kitchen island, integrated appliances, tiled flooring, wooden worktops and plenty of storage.

Lounge

Located off the kitchen, this lounge space features high quality laminate flooring, log burning fireplace, tv and electrical points and is well decorated having feature walls which really creates a cosy and relaxing space.

Utility

Utility room with tiled floor and plumbing for washing machines and dryers, door leading to rear garden and rear shower room.

Shower Room

Cleverly fitted shower room, where most properties would have just a downstairs toilet this oversized WC features a shower, toilet and sink

basin. All of which is modern and really adds an extra useful dimension to this house.

Double Garage

With electric roller doors, this double garage is the perfect storage for your cars, or would make an ideal workshop.

Sun Room

Located in the rear garden this detached sun room is ideal for a at home office, bar or another lounge with electric and a log burner you can use it all year round!

Bedroom 1

Master bedroom, well presented and of a grand size big enough for a super king size bed.

En-suite Shower Room

The en-suite shower room is serving the master bedroom and is of a good size and modern.

Landing

Door to:

Airing cupboard

Family Bathroom

Stunning family bathroom, decorated well and to a high standard featuring, tiled walls, toilet, sink and large bath with shower

Bedroom 2

Window to rear, radiator, door to:

Office

Located just off the landing and between bedroom 3 and 4, this is currently used as an at home office space and is perfectly suited to. However it could be used as an additional play room for the kids.

Bedroom 3

Two windows to rear, radiator, built-in wardrobe into description

Bedroom 4

Two windows to front, Built in wardrobe, radiator, double door.

Exterior

The property is featured on a generous plot, boasting a huge amount of off road parking for cars, motorhomes or caravans on site. Being semi-rural the property also benefits from having open field views to the front and rear. The rear garden is enclosed and mainly laid to grass with a patio area, to the side there is some outside storage including a shed and wood store and vegetable

LIBRE LODGE EASTGATE





SEDGE

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LIBRE LODGE EASTGATE

ADDITIONAL INFORMATION

Local Authority – South Holland

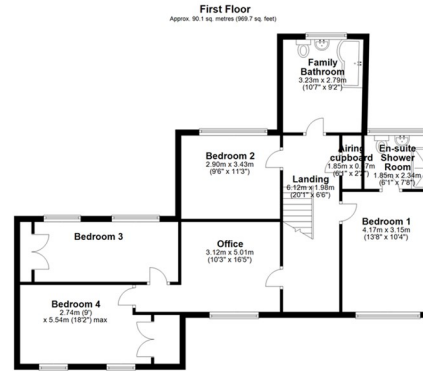
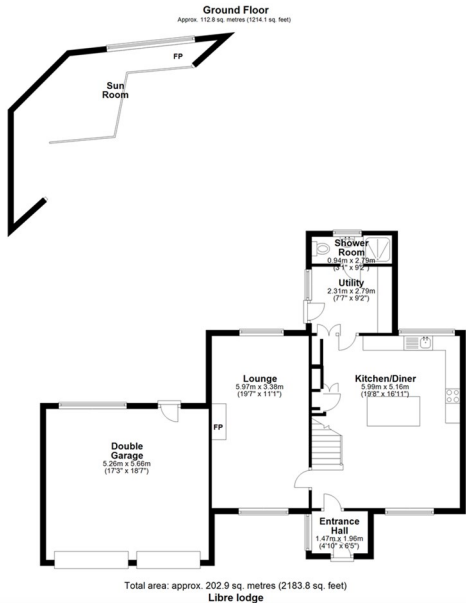
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2183.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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