



## SHAMROCK 397A DOZEN BANK SPALDING, PE11 3NA

**£700,000**  
**FREEHOLD**

Nestled in the tranquil area of Dozen Bank, Pode Hole, Spalding, this impressive detached bungalow offers a unique opportunity for both comfortable living and potential development. Spanning an expansive 2,320 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is ample space for relaxation and privacy.

The bungalow features two bathrooms, ensuring convenience for all residents. Set within a generous plot of approximately 1.7 acres, subject to survey, the property not only provides a serene garden space but also includes a commercial site to the rear, presenting exciting possibilities for development.

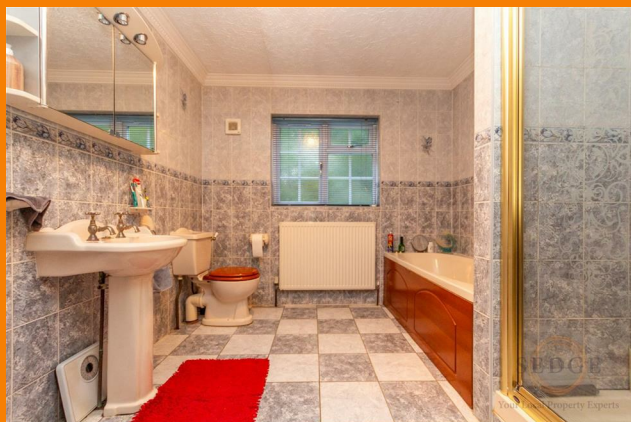
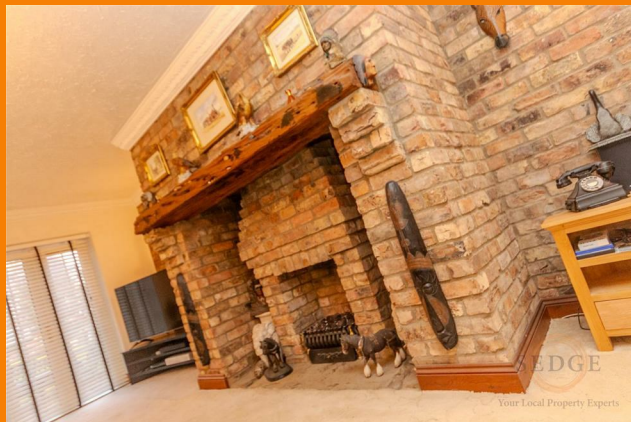
This property is ideal for those seeking a peaceful lifestyle while also considering future investment opportunities. The combination of a large living space and the potential for commercial use makes this bungalow a rare find in the market.

For further information or to arrange a viewing, please do not hesitate to get in touch. This is a chance to secure a versatile property in a desirable location.



# SHAMROCK 397A DOZEN BANK

- COMMERCIAL OPPORTUNITY WITH RESIDENTIAL PROPERTY
- LARGE 1.7 ACRE SITE (SUBJECT TO SURVEY)
- DETACHED BUNGALOW
- THREE BEDROOMS
- CHARACTER FEATURES
- STUNNING BRICK BUILT FIREPLACE
- EN-SUITE TO MASTER
- CENTRAL HEATING
- AMAZING POTENTIAL
- CALL FOR MORE INFORMATION



## Summary

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## Kitchen/Breakfast Room

Window to side, window to front, door to:

## WC

Window to side.

## Utility

Window to side, door to:

## Hallway

Four windows to side, twoStorage cupboard, door to:

## Lounge

Two windows to side, two windows to front, window to rear, fireplace, door to:

## Dining Room

Window to side, double door, door to:

## Bathroom

Window to side, door to:

## Bedroom 2

Window to side, window to front, door to:

## Bedroom 3

Window to side, door to:

## Bedroom 1

Window to rear, door to:

## En-suite Shower Room

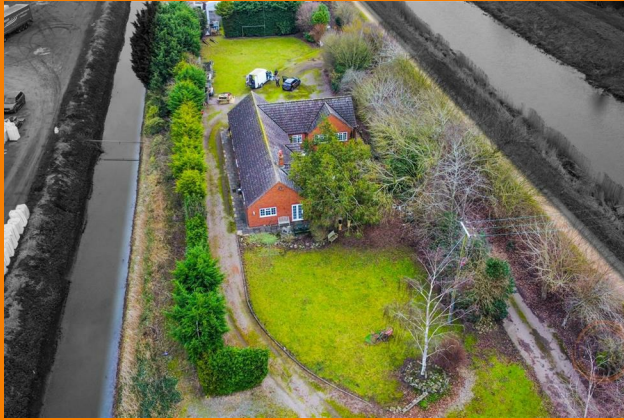
Door to:

## Double Garage

Window to side, twoUp and over door, door.



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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

**Council Tax** – Band D

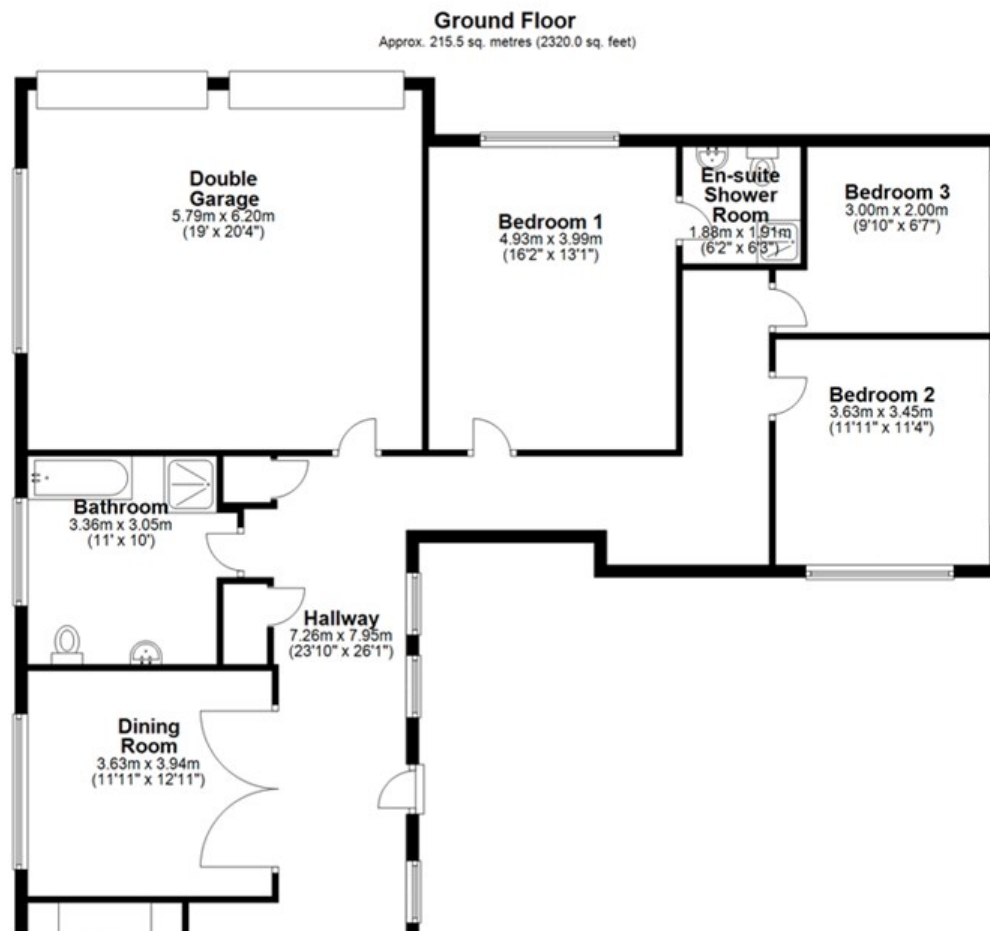
**Viewings** – By Appointment Only

**Floor Area** – 2320.00 sq ft

**Tenure** – Freehold







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