



HOLLY LODGE RAVENS BANK

SPALDING, PE12 6SG

£370,000
FREEHOLD

OFFERS OVER £370,000.

Nestled in the peaceful countryside of Whaplode St. Catherine's, *Holly Lodge* is a stunning detached bungalow offering breathtaking open-field views in every direction. This beautifully refurbished home boasts spacious and stylish living, featuring a vast kitchen/diner, a generous lounge, a bright conservatory, and four well-proportioned bedrooms. With a huge driveway and a detached garage, there's ample space for multiple vehicles. If you're looking for a tranquil retreat with modern comforts and expansive surroundings, *Holly Lodge* is the perfect choice. Property has been priced around some finishing works required to suite the vendors taste.

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- Chain Free • Detached Bungalow • Fully Refurbished • Spacious Living • Open Views • Large Kitchen • Generous Bedrooms • Ample Parking • Detached Garage • Rural Retreat

Summary

Set in the peaceful rural surroundings of Whaplode St. Catherine's, *Holly Lodge* is a beautifully refurbished detached bungalow offering breathtaking open-field views in every direction. This spacious home has been thoughtfully modernized throughout, combining contemporary style with comfortable living. The heart of the home is the expansive kitchen/diner, perfect for family meals and entertaining, while the bright conservatory provides a tranquil space to enjoy the countryside scenery all year round.

With four generously sized bedrooms, including a spacious master, this home offers ample space for families or those seeking a peaceful retreat. The large lounge and separate dining room ensure plenty of room for relaxation and socializing. A well-equipped utility room adds extra convenience, keeping daily tasks separate from the main living areas. Every room has been finished to a high standard, offering a fresh and stylish interior ready to move into.

Outside, *Holly Lodge* sits on an extensive plot with a huge driveway providing ample parking for multiple vehicles, along with a detached garage for additional storage or workshop space. Surrounded by uninterrupted countryside views, this home delivers a rare opportunity to enjoy both privacy and open space while still being within easy reach of local amenities. Whether you're looking for a spacious family home or a countryside retreat, *Holly Lodge* offers the perfect blend of modern comfort and rural charm.

Kitchen

Kitchen/Diner – 5.54m x 5.38m (18'2" x 17'8")
A stunning, open-plan kitchen and dining area, designed for both functionality and entertaining. Featuring ample worktop space, and room for a large dining table, this space is perfect for family gatherings.

Conservatory

Conservatory
Flooded with natural light, the conservatory provides a relaxing space to enjoy panoramic views of the surrounding countryside, making it an ideal spot for unwinding.

Utility

Utility Room – 3.48m x 3.89m (11'5" x 12'9")
A generous utility space with additional storage, plumbing for appliances, and easy access to the outdoor area, keeping the main kitchen clutter-free.

Lounge

Lounge – 6.05m x 3.94m (19'10" x 12'11")
A spacious and inviting living area with large windows offering picturesque views. The perfect setting for cozy nights in or entertaining guests with French doors to patio.

Dining Room

Dining Room – 3.30m x 4.57m (10'10" x 15'0")
A dedicated dining space, ideal for formal meals and family dinners, complementing the open-plan kitchen beautifully.

Hallway

Hallway
A well-proportioned hallway providing access to all rooms, enhancing the bungalow's sense of space and flow.

Bedroom 1

Bedroom 1 – 4.65m x 3.73m (15'3" x 12'3")
A spacious master bedroom with ample room for wardrobes and storage, offering a peaceful retreat with stunning field views and French doors to patio.

Bedroom 2

Bedroom 2 – 3.96m x 3.73m (13'0" x 12'3")
A well-sized double bedroom, perfect for family members or guests, with plenty of natural light and countryside vistas.

Bedroom 3

Bedroom 3 – 3.91m x 3.86m (12'10" x 12'8")
Another large double bedroom, ideal as a guest room, home office, or children's room, ensuring flexibility to suit your needs.

Bedroom 4

Bedroom 4 – 2.85m x 3.75m (9'4" x 12'4")
A comfortable fourth bedroom that could serve as a study or nursery, enjoying the same tranquil surroundings as the rest of the home.

Bathroom

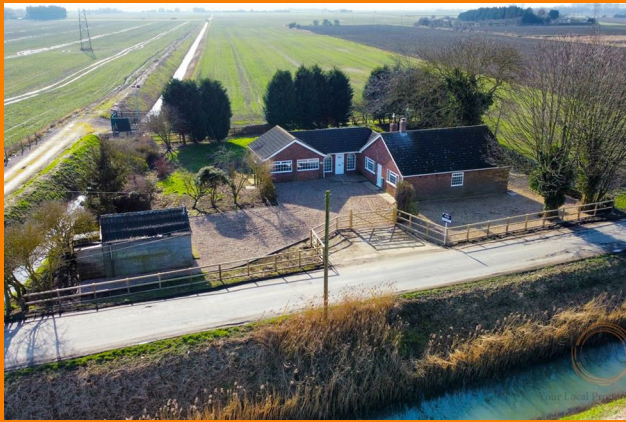
Bathroom
A stylish and modern bathroom, featuring high-quality fittings and a spacious layout, designed for both comfort and practicality.

Exterior & Parking

The property benefits from an extensive driveway with ample parking for multiple vehicles, leading to a detached garage. The surrounding open-field views provide a sense of space and privacy, making Holly Lodge a true countryside retreat.



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ADDITIONAL INFORMATION

Local Authority – South Holland

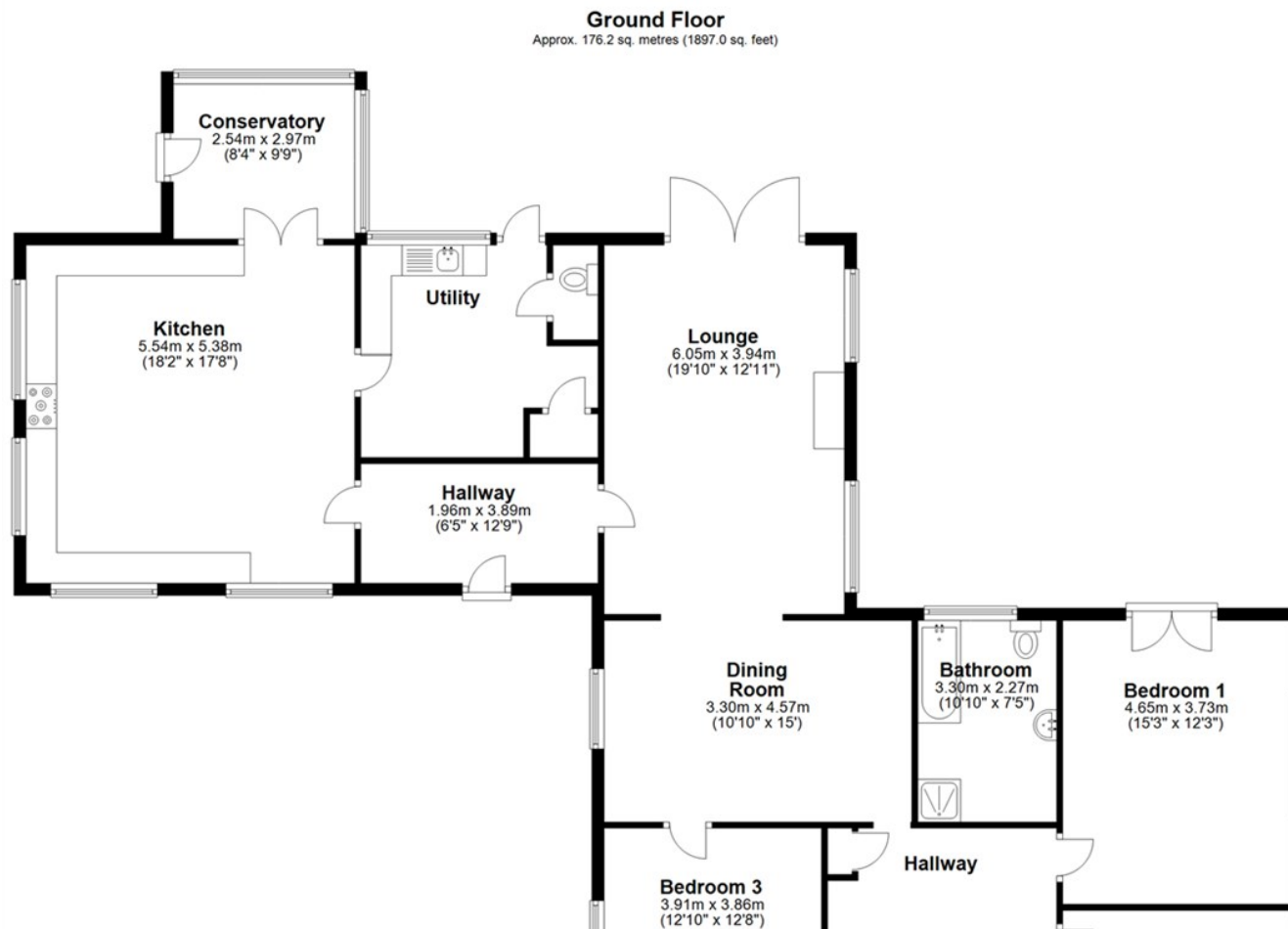
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1897.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(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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