



Hillcrest

44 Station Road, Halton Hologate, Spilsby, Lincolnshire. PE23 5PB



Hillcrest, 44 Station Road, Halton Hologate



A substantial three bedroom bungalow with well-maintained front and rear garden spaces; providing spacious accommodation modernised by the current vendors to include excellent bathroom and kitchen fittings.

Occupying an elevated position off Station Road in Halton Hologate, a village with church and primary school situated 1.5 miles from the well serviced market town of Spilsby with a range of amenities and public transport links on offer.

ACCOMMODATION

Front Lobby having obscure double glazed composite door with side panels, built in storage areas, carpeted floor, radiator, ceiling light and power points. Door to:

Living / Dining Room having uPVC double glazed window to front aspect; wood burning stove inset to feature surround, carpeted floor, radiator, TV point, ceiling and wall lights to ceiling and power points.

Kitchen having uPVC double glazed kitchen window and obscure door to side aspect; a good range of modern storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to square edge wood worktop with under counter washing machine. Under counter dishwasher, double oven and grill, four ring induction hob beneath extractor canopy, carpeted floor, vertical radiator, ceiling lights and power points.

Hallway with built in storage space, carpeted floor, loft access hatch, ceiling light and power points. Doors to further accommodation including:





Bathroom having uPVC obscure double glazed window to side aspect; jacuzzi style panel bath with shower over (regular and monsoon head), pedestal wash hand basin and low level WC. Carpeted floor, heated towel rail, tiled walls and ceiling lights.

Cloakroom with uPVC obscure double glazed window to side aspect; low level WC and wash hand basin. Wood effect flooring, radiator and ceiling light.

Bedroom 2 with uPVC double glazed French doors with matching side panels to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 1 with uPVC double glazed window to rear aspect; carpeted floor, built in wardrobe space, radiator, ceiling light and power points.

Bedroom 3 with uPVC double glazed window to side aspect, built in wardrobe space, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front through vehicle gates and up a concrete driveway providing parking and turnaround space and access to the **Single Detached Garage** with workshop space to the rear, uPVC obscure double glazed window and patio door to side: up and over door to front. With lights and power, space and connections for washing machine and dryer.

The front garden is laid to lawn with established plant beds behind the dwarf brick wall to the front, the sides being contained by timber fencing.

The rear garden is also predominantly laid to lawn with a paved patio space leading off the rear and slate chipped area beside. There are mature flowers and shrubs to the boundaries, which are contained by wood panel fencing.

East Lindsey District Council -Tax band: C



ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY
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