



BRITISH
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2023



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Service Award

2023

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The White House

44 Halton Fenside, Halton Hologate, Spilsby. PE23 5BD

BELL



The White House

Halton Holegate, Spilsby

The White House is an eye-catching three-bedroom family home, built with timber frame construction to a Dutch barn style; boasting high ceilings and exposed beams throughout. Set to attractive grounds, comprising lawned garden, patio seating and garaging, to the front lays a spacious gravelled driveway.

Accommodation is spacious and versatile, currently comprising a significant living room, with conservatory; kitchen, utility, cloakroom, dining room and office/studio to the ground floor. The first floor provides family bathroom and the three bedrooms, one of which enters out to the balcony with views across the garden and beyond.

ACCOMMODATION

Hallway with uPVC double glazed obscure front entrance door, wood effect flooring, spindle and balustrade carpeted staircase to first floor, radiator and ceiling light. Wood windowed doors to dining room and to:

Living Room having uPVC double glazed bay window to side, window to rear aspect; brick inglenook fireplace with slate hearth and mantle, housing Villager log burning stove, feature beams to ceiling, radiator, wall light fittings and power points. uPVC double glazed sliding doors to:

Conservatory with uPVC double glazed windows to front, side and rear, French doors to side aspect and uPVC double glazed roof; low level brick wall, carpeted floor and wall lights.

Dining Room having uPVC double glazed bay window to front aspect; brick arched surround to former fireplace,





carpeted floor, radiator, ceiling lights and power points. Single glazed wood doors beneath brick archway to:

Kitchen having uPVC double glazed window to side, obscure patio door to rear aspect; feature brick archway to centre, a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for under counter dishwasher; fridge and freezer, double oven, induction hob beneath extractor canopy. Floor standing oil fired boiler. Carpeted floor, ceiling and wall lights and power points. Open brick archway to:

Utility having uPVC double glazed window to side aspect; a good range of storage units to base level, sink and drainer inset to roll edge worktop with Space and connections for under counter washing machine, dryer, fridge. Tiled flooring, radiator and ceiling lights. uPVC double glazed obscure door to front and doors to office / studio and to:

Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, carpeted floor and ceiling light.

Office / Studio with uPVC double glazed windows to side and rear aspects; carpeted floor, radiator, ceiling light and power points.

First Floor

Landing with uPVC double glazed window to side aspect; loft access hatch, carpeted floor, ceiling light. Doors to first floor accommodation including:

Bedroom 2 with built in mirror fronted wardrobe storage space and chest of drawers, carpeted floor, radiator, ceiling light and power points. uPVC double glazed patio door with matching side panel, to

Terrace seating space with iron railing and wall containments, looking across the rear garden and patio space.

Bedroom 3 with uPVC double glazed window to rear aspect; radiator, built in wardrobe space to one side with sliding doors, ceiling light and power points.





Bathroom having uPVC double glazed obscure window to side aspect; P shaped panel bath with board surround, shower over, pedestal wash hand basin and low level WC. Vinyl flooring, built in storage shelving, radiator, ceiling and wall lights.

Bedroom 1 having uPVC double glazed windows to front aspect; built in wardrobe storage spaces, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front through open gateway, with a wide gravelled space to the front providing ample off road parking and turnaround space for multiple vehicles and access to the **Single Garage**.

The garden, contained by mixed fencing to ensure and child and pet friendly secure space, is predominately laid to lawn with a range of established flowerbeds alongside paved patio seating, and storage space to the rear.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: E

Mains electricity, water, drainage. Oil fired central heating

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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Brochure prepared 11.7.2024







Approximate total area⁽¹⁾

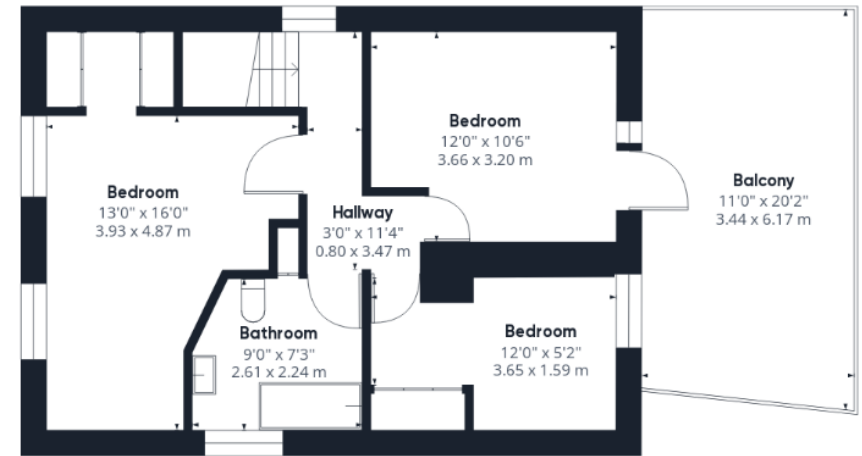
1712.32 ft²

159.08 m²

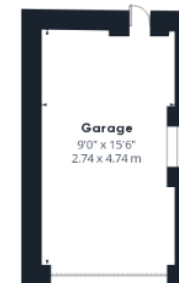
Reduced headroom

1.18 ft²

0.11 m²



(1) Excluding balconies and terraces



Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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