



Avocet House
Northorpe Road, Halton Hologate, Spilsby. PE23 5NZ

BELL





Avocet House

Halton Hologate

Avocet House is a beautiful family home, set to a quiet lane with beautiful, open Easterly views across farmland beyond and towards the Lincolnshire coast. Built in the last 10 years, the property offers modern, well-appointed accommodation of spacious proportions; expertly laid out to fully capitalise on the stunning rear view. There is underfloor heating throughout the ground floor.

The property offers two principal reception spaces: a triple-aspect living room to the ground floor and lounge with full height window taking in the countryside beyond, to the first. The wide entrance hallway continues through a versatile dining room / snug space; open to the dining kitchen with bi-fold doors. The ground floor is complete with a flexible snug/office; side hallway, utility and shower room. The first floor, leading off the central gallery landing, provides four bedrooms including two with en suite shower rooms, and the family bathroom.

With lawned space to the front and a sizeable rear garden, set with paved and timber decked seating options, the property provides driveway parking for multiple vehicles, and includes – to the side – a generous garden with games room / workshop space above; and water, drainage and power connected.

Halton Hologate is 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

Entrance Lobby with wood effect double glazed obscure front entrance door, tiled floor, ceiling spotlights. Open doorway to:

Hallway with tiled floor, wide tread, wood spindle and balustrade staircase to first floor, ceiling spotlights and power points. Doors to office and living room; open to dining room.

Living Room having uPVC double glazed sash windows to front, side and rear aspects; fireplace with brick firebox, tiled hearth and wood surround, engineered oak flooring, TV point, wall and ceiling lights and power points.

Dining Room with uPVC double glazed French doors and windows alongside to rear aspect; vaulted skylight to ceiling, tiled floor and power points. Open to:

Dining Kitchen having uPVC double glazed bi fold doors to rear aspect; an excellent range of modern kitchen units to base and wall levels plus central island, Neff oven and grill, four ring induction hob beneath extractor canopy. Sink set to square edge wood worktop, Integrated fridge, freezer, dishwasher. Tiled floor, TV point, ceiling light and spotlights. Wood door to:

Side Entranceway with uPVC double glazed obscure door, tiled floor, built in storage space, ceiling spotlights and power points. Doors to shower room and to:

Utility having uPVC double glazed sash window to side aspect; a good range to storage units to base and wall levels, 1 1/2 bowl sink and drainer set to roll edge worktop with space and connections for under counter washing machine. Tiled floor, oil fired boiler set to floor, ceiling light and power points.

Shower Room having shower cubicle with monsoon head over, tiled surround, pedestal wash hand basin, low level WC. Tiled floor and ceiling spotlights.

Office / Snug with uPVC double glazed sash window to front aspect; carpeted floor, ceiling light and power points.



First Floor

Gallery Landing with uPVC double glazed sash window to rear aspect; carpeted floor, radiator, loft access hatch, central light fitting and power points. doors to first floor accommodation including:

Bedroom 2 with uPVC double glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having shower cubicle with tiled surround, monsoon head over, pedestal wash hand basin and low level WC. Wood effect flooring and ceiling spotlights.

Family Bathroom having uPVC double glazed obscure sash window to side aspect; free standing bath with column taps and shower over, shower cubicle with tiled surround, wall mounted controls and monsoon head over, wash hand basin set to unit and low level WC. Wood effect flooring, heated towel rail and ceiling spotlights.

Lounge having full height uPVC double glazed gable end window to rear, skylight to side aspect with light to vaulted ceiling; radiator, TV point and power points.

Bedroom 1 with uPVC double glazed sash window to rear aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure sash window to side aspect; shower cubicle with tiled surround, monsoon and regular heads over, pedestal wash hand basin and low level WC. Tile effect flooring, heated towel rail and ceiling spotlights.

Bedroom 3 with uPVC double glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 4 with uPVC double glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points.





Approximate total area⁽¹⁾

5029.77 ft²
467.28 m²

Reduced headroom

53.23 ft²
4.95 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



OUTSIDE

The property is approached to the front via a gravel driveway providing ample off road parking for multiple vehicles. The front garden is laid to lawn with mature trees and low level hedging, the boundaries contained by timber fencing standing behind hedgerows. **Garage** with wood double doors to front, concrete floor, ceiling light. Open doorway to under stairs space with mains water and drainage available, door to side and power points. Staircase to:

Games Room / Office with uPVC double glazed windows to front and rear aspects, vaulted ceiling with spotlights and power points.

The rear garden is predominantly laid to lawn, with established flowers, shrubs and trees to the borders. Contained by wood fencing; lower level to the rear to provide a view across the beautiful rural landscape beyond - behind with the sun rises. To the corner stands a timber decked seating space, with pergola cover and surround, taking in the view. Paved patio seating runs off the rear, with brick edging and decorative slate orb. The garden is complete with a Greenhouse - and is a child and pet friendly, secure space.

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: B **Mains water, electricity and 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...

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