



CHOICE PROPERTIES

Estate Agents

Gilby House Firsby Road,
Halton Holegate, PE23 5PA

Reduced To £350,000



Choice Properties are delighted to present this most spacious detached house, occupying a pleasant rural position in the charming village of Halton Holegate. Boasting three bedrooms and two reception rooms, this impressive property is ideal for a growing family or entertaining guests. The property further benefits from a large privately enclosed garden, off road parking and beautiful field views. Early viewing is advised.

Benefitting from oil fired central heating and uPVC double glazing, this spacious internal accommodation comprises:

Entrance Hall

2'11" x 13'6"

Front entrance door.

Hallway

13'10" x 6'0"

Doors to:

Reception Room

13'10" x 15'6"

Light and airy reception room with dual aspect windows including bay window to the front aspect. Multi-fuel burner set in feature surround. TV aerial point.

Dining Room

13'10" x 15'9"

Dual aspect windows. TV aerial point.

Kitchen

16'0" x 13'10"

Fitted with a range of base units with work surfaces over, ceramic sink, plumbing for a washing machine and dishwasher, cooker point. Tiled flooring. Spot lighting. Solid fuel AGA.

Pantry

4'9" x 5'7"

Fitted with shelving. Tiled flooring.

Boot Room

5'5" x 9'9"

Composite entrance door. Tiled flooring. Dual aspect windows.

Bathroom

4'9" x 11'2"

Fitted with white three piece bathroom suite comprising panelled bath with mixer tap over, dual flush wc, hand wash basin, tiled walls and flooring.

Study/Snug

7'10" x 17'1"

Dual aspect windows. Stairs to the first floor landing.

Landing

Spot lighting.

Bedroom 1

9'11" x 23'9"

Spacious double bedroom with dual aspect windows. Spot lighting.

Bedroom 2

11'5" x 13'1"

Spacious double bedroom with spot lighting. Dual aspect windows.

Bedroom 3

11'8" x 11'1"

Double bedroom. Storage cupboard.

Shower Room

8'2" x 11'3"

Fitted with three piece suite comprising shower enclosure with mains fed shower over, hand wash basin with single taps over, and push button flush wc. Spot lighting. Storage cupboard.

Driveway

Providing off road parking.

Garden

The property benefits from a large, privately enclosed garden with hedging to the boundaries. The garden is laid mostly to lawn for ease of maintenance.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - C.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

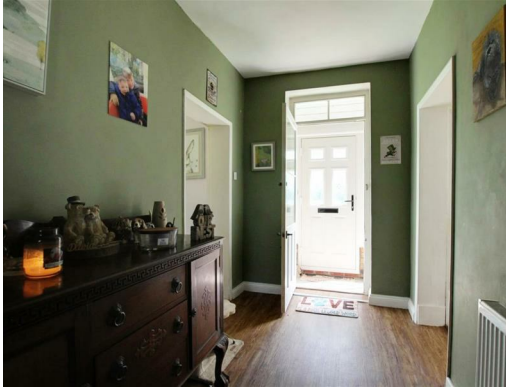
Opening Hours

Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

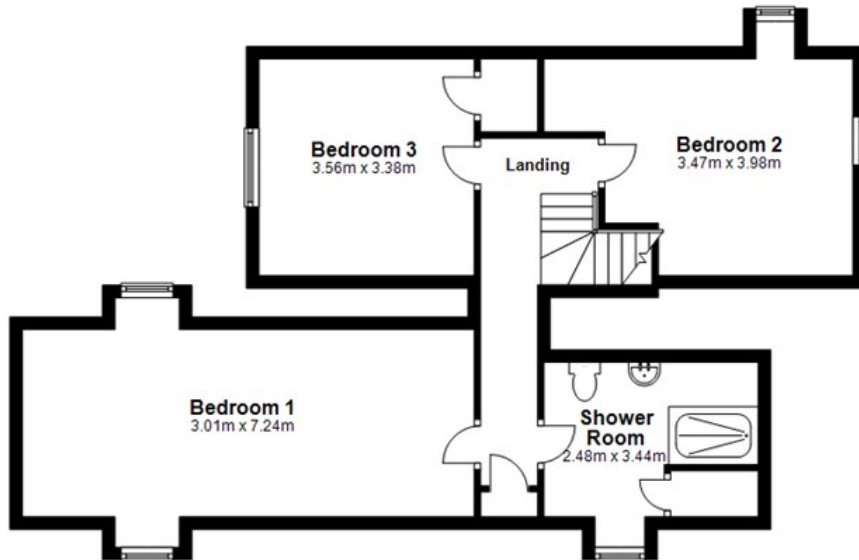
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Ground Floor



First Floor



Directions

Please use Postcode PE23 5PA for directions to this property.

