



# 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](http://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.

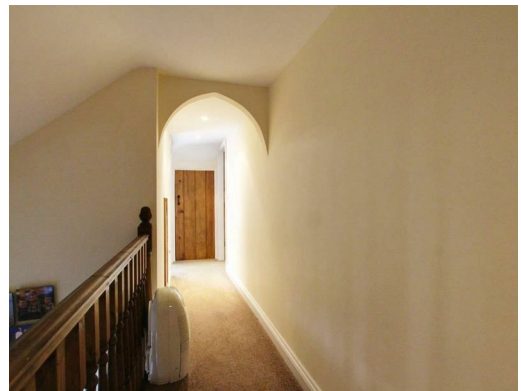
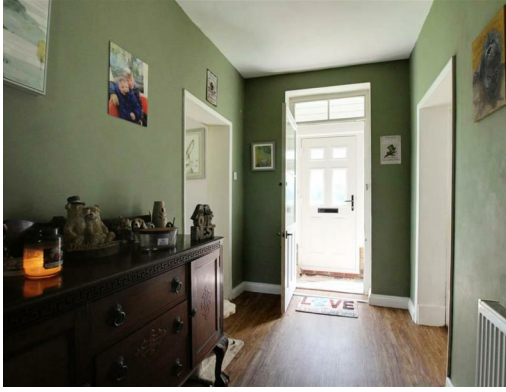
## **Opening Hours**

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.

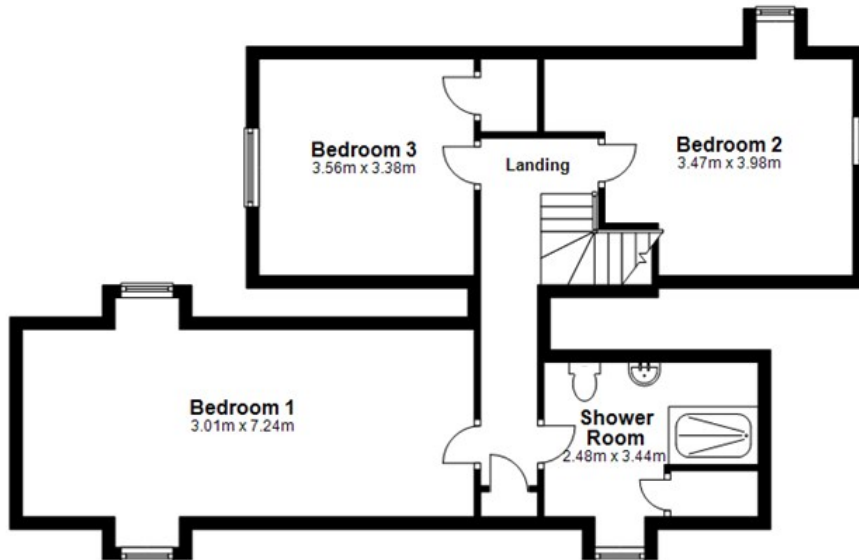
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



### Ground Floor



### First Floor



# Directions

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

