

## **Conifers Main Road, Holbeach Drove, PE12 0PS**

**£244,995**

Welcome to this charming semi-rural bungalow, where tranquility meets modern comfort. Situated in Holbeach Drove and with the Market Towns of Crowland and Holbeach each within a 15 minute drive, this well-presented property boasts a delightful garden room, offering a perfect retreat for relaxation or entertaining guests. Don't miss the opportunity to make this idyllic retreat your own. Schedule a viewing today and experience the allure of countryside living combined with modern convenience.

**Entrance Hall 16'8" x 4'10" (5.09m x 1.49m)**



PVCu double glazed entrance door with glazed sidelight, coving to textured ceiling, radiator.

**Lounge 12'7" x 11'8" (3.86m x 3.56m)**



PVCu double glazed window to front, coving to textured ceiling, radiator, tiled fireplace with wooden surround and inset multi fuel burner.

**Kitchen 9'4" x 11'8" (2.87m x 3.56m)**



PVCu double glazed windows to side and rear, coving to textured ceiling, tiled flooring. Fitted with a range of base and eye level units with roll edge work surfaces and tiled splashbacks, four ring electric hob with integrated electric oven and grill under, composite sink and drainer with chrome mixer tap over, built in pantry cupboard, space and plumbing for dishwasher. Door opening to garden room.



**Garden Room 13'11" x 13'0" (4.26m x 3.97m)**



Of brick and PVCu construction with fibreglass roof and PVCu clad ceiling, recessed ceiling spotlights, radiator, French doors opening to garden and door opening to side. Opening to utility room.



**Utility Room 11'10" x 8'9" (3.62m x 2.69m)**



A versatile use of the former garage space! Now with skimmed walls and ceiling, power, light and

radiator. Fitted base units with worktop space. Ample space for washing machines, tumble dryer, fridge freezer and further storage. In the agent's opinion this room would make a great utility room, prep area, baking room or hobby room alike!

**Bedroom One 11'3" x 11'7" (3.45m x 3.55m)**



PVCu double glazed window to front, coving to textured ceiling, radiator, curtained wardrobe area.

**Bedroom Two 10'8" x 9'8" (3.27m x 2.95m)**



PVCu double glazed window to rear, coving to ceiling, radiator, curtained wardrobe area.

### Shower Room 5'4" x 6'10" (1.63m x 2.09m)



PVCu double glazed window to rear, coving to ceiling, vinyl flooring and wall tiles, wall mounted mirrored vanity cupboard, chrome heated towel rail, shaver point. Fitted with a three piece suite comprising concealed cistern toilet with push button flush and ceramic wash hand basin set in vanity unit with built in storage and a shower pod with mains shower and massage jets, integrated media solutions with bluetooth speakers.



### Outside



The bungalow can be found just a stone's throw from Holbeach Drove Store and Filling Station and Holbeach Drove Day Nursery. It sits central on the plot and enjoys both generous frontage and plenty of garden space for entertaining.

### To The Front



There is a block paved frontage providing off road parking for around 8 vehicles leading to the store (0.88m x 2.69m) with double doors to front.

## Rear Garden



The rear garden has been designed with minimal maintenance in mind. Here you'll find a combination of gravel and patio hard landscaping with a well laid artificial lawn. There is a greenhouse and timber storage shed, external power, cold water tap and security lighting. The rear garden is secure and enclosed by timber fence and hedging.



## Additional Information

**TENURE:** Freehold with vacant possession on completion.

**EPC RATING:** D

**COUNCIL TAX BAND:** B

**CENTRAL HEATING:** CALOR GAS. NEW COMBINATION BOILER INSTALLED APPROX 3.5 YEARS AGO.

**DRAINAGE:** SEPTIC TANK

THE PROPERTY CURRENTLY HAS AN EV ELECTRIC CHARGING POINT TO THE FRONT OF THE PROPERTY.

## PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

## Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

## Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

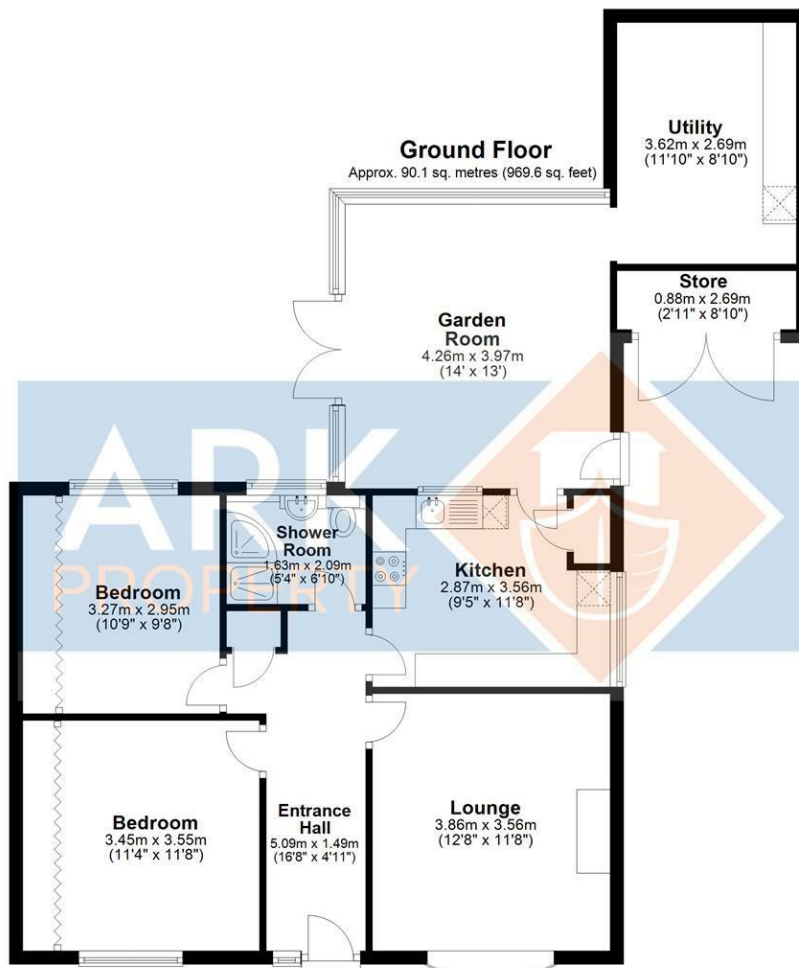
## Property Postcode

For location purposes the postcode of this property is: PE12 0PS.

## Viewing Arrangements

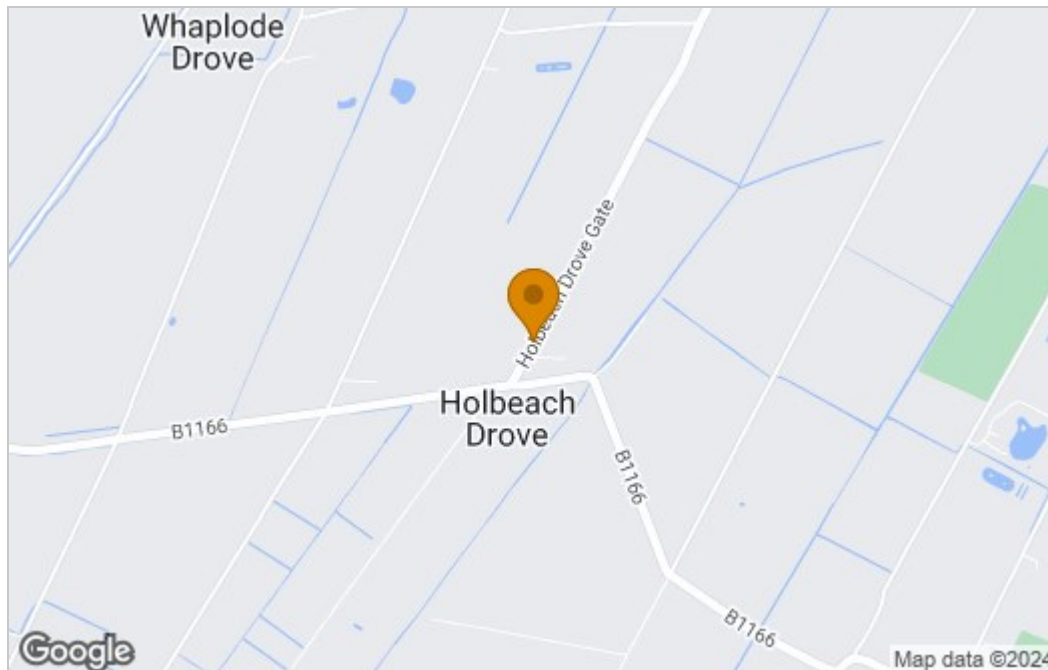
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Floor Plan

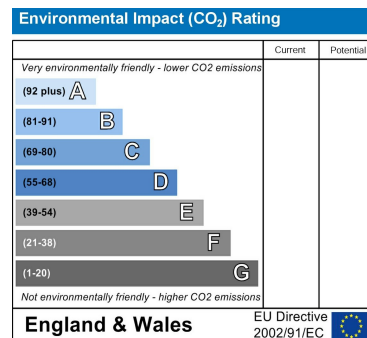
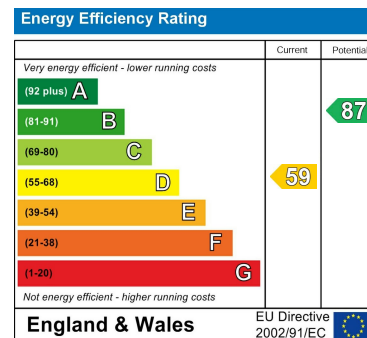


Total area: approx. 90.1 sq. metres (969.6 sq. feet)

### Area Map



### Energy Efficiency Graph



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