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White House Lodge, Marsh Road, Holbeach Hurn PE12 8JR

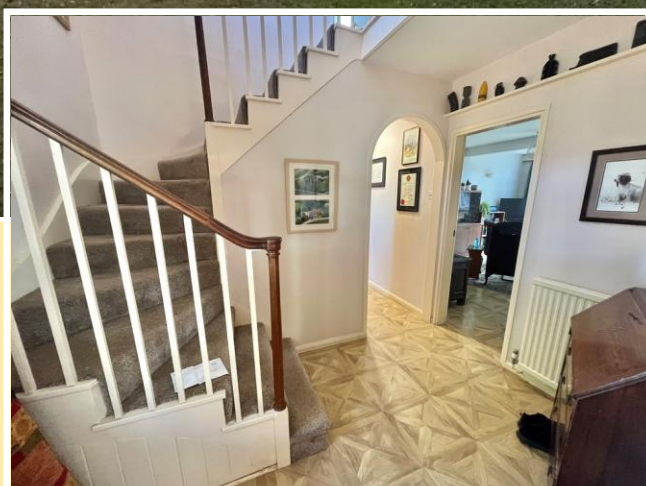
Guide Price £400,000 Freehold

- Individual Character Property
- Delightful Established Grounds including Paddock (Approx. 1.63 acres in total)
- Open Views
- Ample Parking, Double Garage

Individual character property with delightful established grounds of approximately 0.6 acres with additional adjacent paddock (just under 1 acre). Well appointed four bedroom accommodation with oil central heating and UPVC windows. Double garage, ample parking, open views.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Part glazed front entrance door to:

RECEPTION HALL

6' 11" x 9' 10" (2.11m x 3.01m) (plus 5.09m x 0.88m).

Radiator, three ceiling lights, personnel door to the garage, staircase off:

SITTING ROOM

27' 5" x 13' 1" (8.36m x 4.01m) Multi fuel burner within decorative chimney breast, triple aspect with UPVC picture windows to the rear and side elevations overlooking the gardens, smaller UPVC window to the front elevation, fitted blinds, recessed ceiling lights, coved cornice, two radiators.



SITTING/DINING ROOM

17' 1" x 11' 4" (5.21m x 3.47m) (plus 1.41m x 2.51m). Two radiators, three UPVC picture windows to the rear overlooking the gardens, doors accessing the main lounge and hallway. Recessed alcove with shelving and store cupboard. Built in airing cupboard housing the insulated hot water cylinder, three wall lights, door to:

BREAKFAST KITCHEN

12' 9" x 14' 11" (3.91m x 4.57m) Extensive range of modern fitted units comprising base cupboards and drawers, worktops, eye level wall cupboards, pull out larder units, radiator, two ceiling lights, two UPVC windows overlooking the garden, double bowl single drainer stainless steel sink unit with mixer tap, range style cooker with multi speed cooker hood, doors from the dining/sitting room and hallway, door to:

UTILITY ROOM

12' 9" x 6' 11" (3.91m x 2.12m) Cupboards matching those in the kitchen, plumbing and space for washing machine, space for tumble dryer, further appliance space, single drainer stainless steel sink unit, tiled splash backs, eye level wall cupboards, UPVC window to the rear elevation, part glazed UPVC external entrance door, built in shelved shoe cupboard. From the hallway, further doors to:

CLOAKROOM

8' 0" x 6' 6" (2.45m x 2.00m) plus recess with fitted shelves. Low level WC, pedestal wash hand basin, store cupboard, obscure glazed UPVC window, radiator, ceiling light.

BOILER/BOOT ROOM

7' 1" x 6' 10" (2.16m x 2.09m) Worcester oil fired central heating boiler, shelving, appliance space, ceiling lights.

From the hallway, the carpeted staircase rises to the:

FIRST FLOOR LANDING

Access to loft space, built in shelved store cupboard, doors arranged off to:

BEDROOM NO. 1

17' 1" x 11' 6" (5.23m x 3.53m) Plus door recess. Two fitted wardrobes, dual aspect with windows to the side and rear elevations, exposed floor boards, radiator, ceiling light.

BEDROOM NO. 2

15' 7" x 10' 0" (4.75m x 3.05m) Dual aspect with windows to the side and front elevations, wash hand basin with vanity storage unit, radiator, ceiling light.

BEDROOM NO. 3

11' 9" x 7' 0" (3.60m x 2.14m) UPVC window to the rear elevation, radiator, ceiling light.



BEDROOM NO. 4

11' 10" x 8' 3" (3.61m x 2.53m) Dual aspect with UPVC windows to the side and rear elevations, radiator, ceiling light, wash hand basin with vanity storage unit.

SEPARATE WC

With low level suite, obscure glazed window.

BATHROOM

5' 4" x 9' 10" (1.63m x 3.00m) P-shaped bath with electric shower over, pedestal wash hand basin, recessed shower cabinet (excluded from the room measurement). Fully tiled walls, obscure glazed UPVC window, recessed ceiling lights, radiator, extractor fan.

EXTERIOR

The property occupies an established garden plot of approximately 0.6 acres (subject to survey) and an adjacent paddock of 0.95 acres, giving a total site area of approximately 1.63 acres (subject to survey).

The front has a lawned garden with inset established trees, slate borders with foliage and climbing rose, open views to the front, hand gate onto the driveway and gate to the other side leading to the gardens.

There is an area beyond the driveway with a greenhouse and two garden sheds as follows:-

Garden Sheds 2.07m x 1.80m and 3.00m x 2.40m plus kennels 3.60m x 2.40m

ESTABLISHED GARDENS

Situated to the side and rear of the property with extensive lawns, mature trees, shrubs, bushes and plants, private patio/seating area, external lights, summer house, modern oil storage tank, wrought iron hand gate giving access to the driveway.

The driveway provides multiple parking and gives access to:

ATTACHED BRICK BUILT GARAGE

17' 8" x 16' 7" (5.40m x 5.07m) plus recess. 2 up and over doors, power and lighting, personnel door. There is an area beyond the driveway with a greenhouse and two garden sheds and beyond this is access to the:

ESTABLISHED Paddock

Six bar gate giving access to the gravelled and concrete multiple parking area direct access into adjacent paddock (approximately 0.95 acres) which is grassed with a hedged surround.





DIRECTIONS

From Spalding proceed in an easterly direction along the A151 through the villages of Moulton and Whaplode, turn left at the roundabout and right at the next roundabout onto the A17 travelling east bound, take left hand turning by Lodge Farm Cafe, signposted Holbeach Hurn. Proceed into the village following the road round to the right into Marsh Road, passing Bailey's Lane and the entrance to Worth Farms, the property is situated on the right hand side.

RESTRICTIVE COVENANT

A restrictive covenant will be placed on the paddock area preventing any development/use other than for private amenity purposes/private equestrian.





TENURE Freehold

SERVICES Oil central heating, mains electric and water. Private drainage.

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 17371

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		