

SPALDING RESIDENTIAL: 01775 765536 www.longstaff.com



Bungalow At Five Acres, Penny Hill Road, Holbeach, Spalding PE12 8DN Freehold Guide Price £225,000

- Detached 2 Bedroom Bungalow with Single garage.
- Located close to Holbeach Town Centre and with easy access to the A17.
- Subject to an Agricultural Habitation Clause







'Five Acres' lies a short distance north of the A17 along Penny Hill Road towards the north east side of the market town of Holbeach. The town centre is within walking distance but a cross a busy A17. Holbeach offers extensive local facilities including shopping, banking and recreational facilities.

The nearby market towns of Spalding, Boston, Wisbech and King's Lynn are within easy travelling distance together with the expansion City of Peterborough to the south west. Rail connections are available at Spalding (for Peterborough and Lincoln/Doncaster) and at Peterborough for the East Coast Main Line London King's Cross/Edinburgh service.

The property comprises a detached single storey bungalow with attached garage.

We are advised that the bungalow was built subject to an Agricultural Habitation Clause.

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.'











FRONT ENTRANCE PORCH: 1.69m x 2.53m.

RECEPTION HALL: with Airing Cupboard off.

SITTING ROOM: 5.55m x 3.57m with gas fire and plinth.

DINING AREA OFF: 3.17m x 3.17m.

BREAKFAST KITCHEN: 3.27m x 3.15m with fitted units including sink and base and eye level cupboards.

UTILITY ROOM: 3.16m x 1.86m with sink and built in cupboards. Hatch to loft.

No. 2 CONSERVATORY: 5.16m x 1.87m with wall mounted gas fired boiler. (Ceiling in poor order)

REAR BEDROOM NO. 1: 4.07m x 3.03m with built in bedroom furniture.

BEDROOM NO. 2: 3.47m x 2.89m (excluding built in fitted bedroom furniture). This room gives access to:-

No 1 CONSERVATORY: 3.02m x 3.40m.

BATHROOM: 2.96m x 2.26m with panelled bath, separate shower, wash hand basin, low level wc.

Attached brick built GARAGE: 5.83m x 2.80m, with electric roller door and access to loft space.

SEPARATE W.C. with external access.

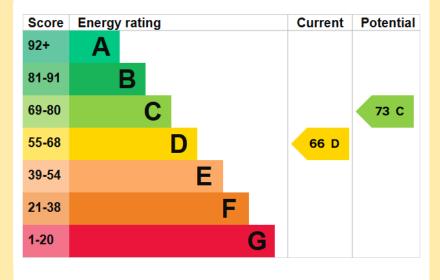
THE GARDENS:

The gardens extend to the front and rear of the bungalow and have been well established and maintained comprising lawns with mature trees and shrubs.

There is a gravelled driveway leading from Penny Hill Road over which a right of way will be granted to the property, but this driveway will remain part of the title of the Farm buildings at the rear, (not included in this sale).

Garden structures include Summer House, Garden Store and Greenhouse. The field side (north/right hand side boundary) is to be re-aligned. This will be explained at the time of viewing.

GROUND FLOOR REAR CONSERVATORY BEDROOM BEDROOM BEDROOM BEDROOM BERAKFAST KITCHEN LOUNGE DINING ROOM



TENURE Freehold

SERVICES Mains electric, waterand gas. A gas boiler serves the property. Foul drainage is to a private drainage system.

COUNCIL TAX BAND C

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: 17415 Oct 2025

Viewings are to be a rranged by prior appointment. We make every effort to produce a ccurate 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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