

Buy. Sell. Rent. Let.



, Holton cum Beckering



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When it comes to  
property it must be

  
lovelle



£375,000

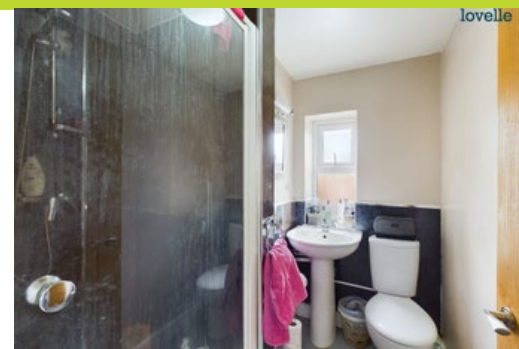


DETACHED FAMILY HOME on the outskirts of Holton Cum Beckering, offers spacious accommodation, briefly comprising entrance hall, breakfast kitchen, lounge, utility, 5 bedrooms, ensuite & bathroom. Gated Driveway, double garage and well maintained gardens. VIEWING ADVISED

#### Key Features

- Detached Family Home
- Spacious Accommodation
- Well Presented Throughout
- Entrance Hall, Lounge, WC
- Kitchen Diner, Dining Room, Utility
- 5 Bedrooms, Ensuite & Bathroom
- EPC rating D
- Tenure: Freehold





## Situation

Holton Cum Beckering is a small village and civil parish in West Lindsey, Lincolnshire. It is situated 6 miles south from Market Rasen at the junction of the B1202 and B1399 roads. Surrounded by the wonderful Lincolnshire countryside and the Wolds, Holton Cum Beckering dates back to the Medieval times.

## Entrance Hall

4.02m x 1.77m (13.2ft x 5.8ft)

composite entrance door, radiator, laminate flooring, stairs to first floor accommodation and storage under

## WC / Cloakroom

0.89m x 1.84m (2.9ft x 6ft)

low level WC, vanity hand wash basin, tiled splash backs, radiator, laminate flooring and double glazed window to front aspect

## Lounge

4.97m x 3.65m (16.3ft x 12ft)

double glazed windows to front and side aspect, radiator and feature fireplace

## Utility Room

4.98m x 1.74m (16.3ft x 5.7ft)

a range of fitted wall and base units, integrated fridge freezer, ceramic sink, radiator, space and plumbing for washing machine, space for tumble dryer, 2 double glazed window to side aspect, laminate flooring, boot room and double glazed entrance door

## Kitchen Diner

5m x 3.59m (16.4ft x 11.8ft)

a range of fitted wall and base units, space for 'range' cooker, space for wine cooler, ceramic sink, integrated dishwasher, integrated fridge freezer, radiator, laminate flooring and double glazed window to side aspect

## Dining Room

3.01m x 4.28m (9.9ft x 14ft)

double glazed windows to all aspects, uPVC French doors, radiator and laminate flooring

## Landing

2.43m x 1.7m (8ft x 5.6ft)

double glazed window to side aspect

## Bedroom 1

2.63m x 3.71m (8.6ft x 12.2ft)

double glazed window to side aspect, radiator, roof void access and a range of fitted wardrobes

## Ensuite

2.03m x 1.18m (6.7ft x 3.9ft)

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, splash backs, vinyl flooring, heated towel rail and double glazed window to front aspect

## Bedroom 2

2.51m x 3.65m (8.2ft x 12ft)

double glazed window to rear aspect, radiator and fitted wardrobes

## Bedroom 3

2.46m x 2.29m (8.1ft x 7.5ft)

double glazed window to rear aspect, radiator and fitted wardrobes

## Bedroom 4

2.52m x 3.67m (8.3ft x 12ft)

double glazed window to side aspect, radiator and fitted wardrobes

## Bedroom 5

2.48m x 1.78m (8.1ft x 5.8ft)

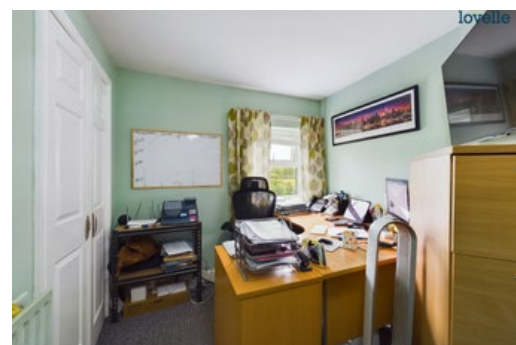
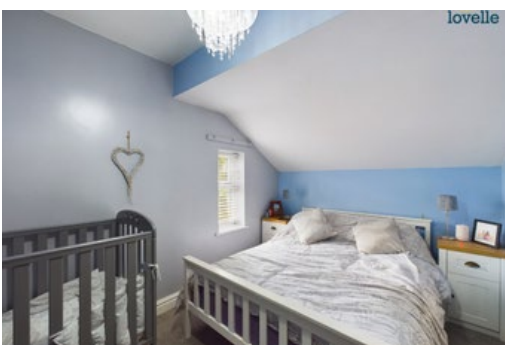
sky light and radiator

## Bathroom

2.03m x 2.7m (6.7ft x 8.9ft)

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, radiator, airing cupboard housing hot water cylinder and double glazed windows to front and side aspect

## Gardens





occupying a generous plot, with gardens to all aspects. being mostly laid to lawn, with planted shrubs and flowers, paved patio seating area, pergola, fish pond and hot tub area

### Double Garage

2 up and over doors and outbuildings

### Gated Driveway

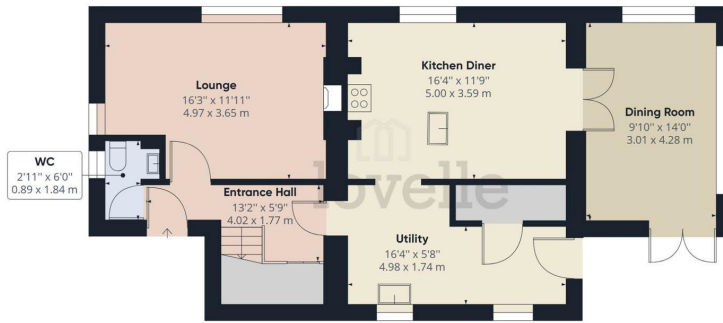
electric gated driveway providing ample off road parking for a number of vehicles.

## Agents Notes

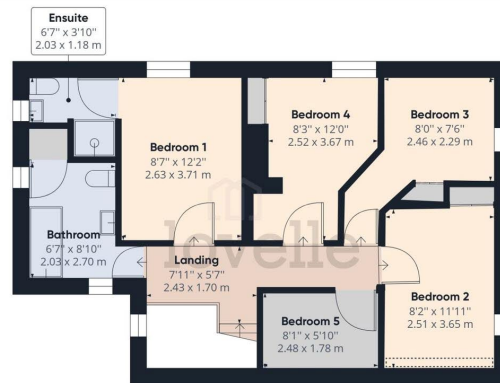
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Ground Floor



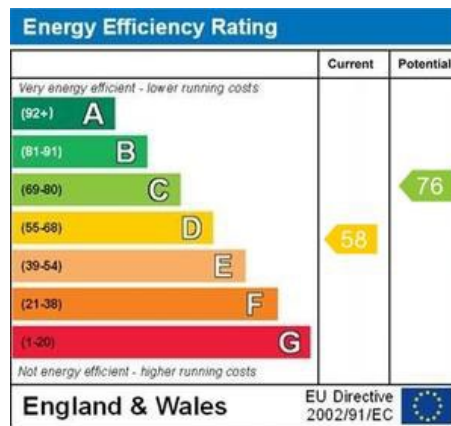
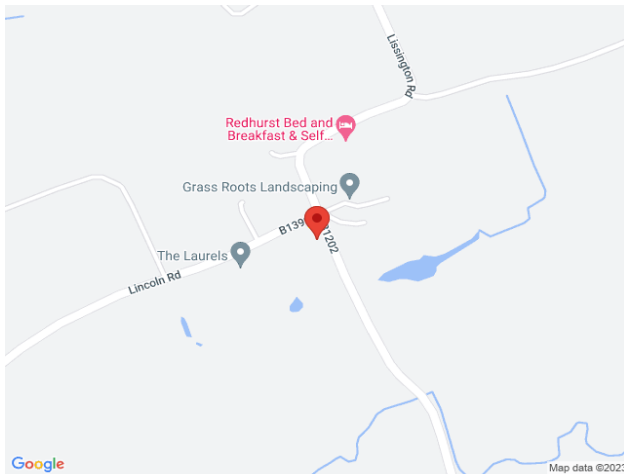
**Approximate total area<sup>(1)</sup>**  
1379.96 ft<sup>2</sup>  
128.20 m<sup>2</sup>

**Reduced headroom**  
5.23 ft<sup>2</sup>  
0.49 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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01673 844069

marketrasen@lovelle.co.uk