



Rio Grande, Hubberts Bridge Road, Kirton Holme, PE20 1TW



2



1



2

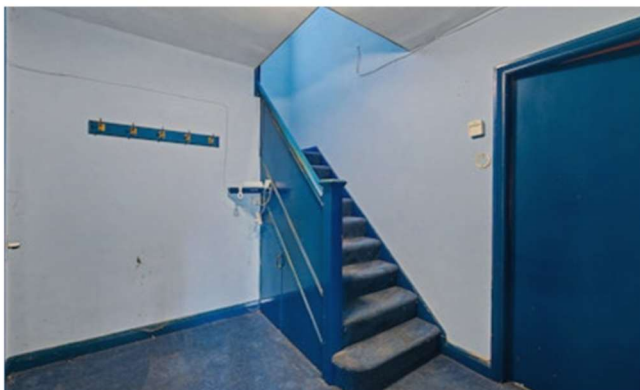
Freehold

£200,000



Key Features

- Detached house
- Two double bedrooms
- Two receptions
- Lawned garden & garage
- Plot approx. 0.26 acre (STS)
- Open view to front & rear
- EPC rating TBC
- NO ONWARD CHAIN





A rare and exciting opportunity to acquire a detached home occupying a generous plot of approximately 0.26 acre (subject to survey) and enjoying open views to both the front and rear. Set in a desirable location, the property offers exceptional scope for modernisation, extension, or redevelopment (subject to the necessary consents), making it ideal for buyers seeking to create a bespoke home or investors looking for long-term potential.

The existing accommodation is well-proportioned and currently comprises an entrance hall, lounge, sitting room, kitchen with pantry, side entrance hall, conservatory, store and WC to the ground floor. To the first floor are two double bedrooms, a bathroom and a separate WC.

Externally, the property is surrounded by expansive lawned gardens, providing ample space for landscaping, outdoor entertaining or future development and includes a detached garage. Further benefits include oil-fired central heating, double glazing and the advantage of NO ONWARD CHAIN, allowing for a straightforward purchase.

This is a prime opportunity to secure a substantial plot in an attractive setting, offering privacy, views and outstanding potential to enhance value and create a home tailored to your vision.





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE

4.45m x 3.82m (14'7" x 12'6")

(max) Having windows to front & side elevations, radiator and open fireplace.

SITTING ROOM

3.8m x 3.65m (12'6" x 12'0")

Having windows to front & side elevations, radiator and open fireplace.

DINING KITCHEN

3.05m x 2.73m (10'0" x 9'0")

Having window to rear elevation, oil fired boiler providing for both domestic hot water & heating, pantry off with window to rear elevation and sink unit.

SIDE ENTRANCE

Having part glazed door to front elevation, door to garage, store and WC off. Part glazed door to the:



CONSERVATORY

3.26m x 2.93m (10'8" x 9'7")

Of sealed unit double glazed construction on brick walls with polycarbonate roof with french doors to rear elevation and door to side.

FIRST FLOOR LANDING

Having windows to front & rear elevations, access to roof space and storage cupboard with window to side.

BEDROOM ONE

3.76m x 3.76m (12'4" x 12'4")

Having windows to front & side elevations, radiator and built-in cupboard.

BEDROOM TWO

3.81m x 3.65m (12'6" x 12'0")

Having windows to front & side elevations and radiator.

BATHROOM

Having window to side elevation, radiator, airing cupboard, panelled bath and pedestal hand basin.

SEPARATE WC

Having window to rear elevation and low level WC.

EXTERIOR

The property sits in a lawned garden with hedged boundaries and an oil storage tank.

GARAGE

5.09m x 3.07m (16'8" x 10'1")

Having up-and-over door, door to side, light and power.

THE PLOT

The property occupies a plot of approximately 0.26 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





**NEWTON
FALLOWELL**

Floorplan



LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

lifetime legal

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk