



Larkfield Station Road, Halton Holegate SPILSBY PE23 5PB

welcome to

Larkfield Station Road, Halton Hlegate SPILSBY

STUNNING LOCATION !!

Well presented 3 Bedroom Detached Bungalow. In brief, the property comprises of Lounge, Kitchen, 3 Goodsized Bedrooms, Shower Room and separate WC.



Entrance Hall

Following from entrance door there is a radiator and doors leading into:

Lounge

17' 11" x 12' 8" max (5.46m x 3.86m max)

Has two radiators, a window to the front elevation and access into the kitchen and inner hall.

Kitchen

15' 4" x 8' 10" (4.67m x 2.69m)

Comprises of wall, base and drawer units with worktop space over, sink, tile splash backs, space for cooker with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, cupboard housing the boiler, radiator, a window and door leading to the side of the property.

Hall

Has a built-in cupboard, loft hatch access and doors leading into:

Shower Room

Consists of a walk in shower, WC, sink, part tiled walls and an opaque window.

Wc

Has a WC and radiator.

Bedroom One

14' 3" x 12' 2" (4.34m x 3.71m)

Has a radiator and window.

Bedroom Two

8' 10" x 8' 9" (2.69m x 2.67m)

Has a radiator and window.

Bedroom Three/ Dining Room

14' 3" x 9' 5" (4.34m x 2.87m)

Has a radiator and French doors leading to the rear garden.

External

To the front of the property, it has a graveled driveway with ample space for cars this leads to the garage, as well as a lawned area. The rear garden is mainly lawned with shrubs, a graveled area, access to the rear door to the garage and a shed.

Garage

17' x 8' 3" (5.18m x 2.51m)

Consists of an up and over door, power points, lighting and access door from the rear.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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SPILSBY

- DETACHED BUNGALOW
- 3 GOODSIZED BEDROOMS
- DRIVEWAY
- GARAGE
- GARDEN

Tenure: Freehold EPC Rating: F

Council Tax Band: B

£250,000



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Property Ref:
SKG109001 - 0011

directions to this property:

See Multi-Map Illustration



Please note the marker reflects the postcode not the actual property

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