



**Larkfield Station Road, Halton Hologate SPILSBY PE23 5PB**



***welcome to***

**Larkfield Station Road, Halton Holegate 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](http://www.focalagent.com)

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**Larkfield Station Road, Halton Holegate  
SPILSBY**

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

Tenure: Freehold EPC Rating: F

Council Tax Band: B

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SKG109001 - 0011

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