

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 765536 www.longstaff.com



Bungalow At Five Acres, Penny Hill Road, Holbeach, Spalding PE12 8DN

Freehold Guide Price £205,000

- 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

SPALDING 01775 765536 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



'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 across 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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/2020

TENURE Freehold

SERVICES Mains electric, water and 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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17415 Oct 2025

Viewings are to be arranged by prior appointment. We make every effort to produce accurate 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

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		