



 **NEWTON**  
**FALLOWELL**

My Desire, 10 Station Road, Halton Hologate – PE23 5PB  
£295,000

## My Desire, 10 Station Road

Halton Holegate, Spilsby

A beautifully presented detached bungalow occupying a non-estate position in the highly regarded Lincolnshire Wolds village of Halton Holegate, enjoying attractive open field views to the rear. The spacious accommodation comprises a welcoming porch, entrance hall, comfortable lounge featuring a wood-burning stove, garden room overlooking the rear garden, well-appointed dining kitchen, three bedrooms and a family bathroom with separate shower.

Outside, the property benefits from a lawned front garden, a driveway providing ample off-road parking, and a garage with attached store and workshop, ideal for hobbies or additional storage. To the rear is a particularly attractive and well-maintained garden with patio and seating areas, creating the perfect space for relaxing, entertaining and making the most of the delightful countryside outlook.

Halton Holegate is a sought-after village on the edge of the Lincolnshire Wolds, offering a peaceful semi-rural lifestyle while remaining conveniently close to the market town of Spilsby and within easy reach of the county's stunning countryside and east coast.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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#### ACCOMMODATION

Part glazed front entrance door to the:

#### PORCH

Having glazed door with side screen to rear elevation, wood effect flooring and part glazed door to the:

#### ENTRANCE HALL

Having window to side elevation, coved ceiling, radiator, wood effect flooring and access to roof space.

#### LOUNGE

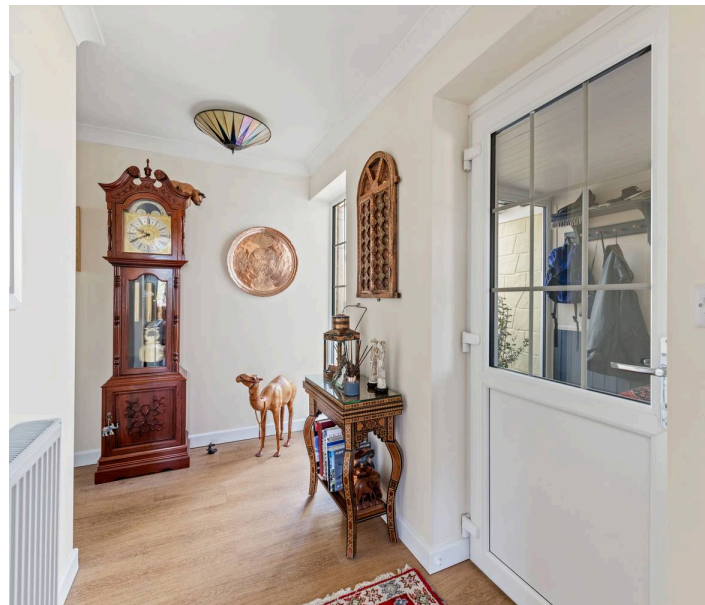
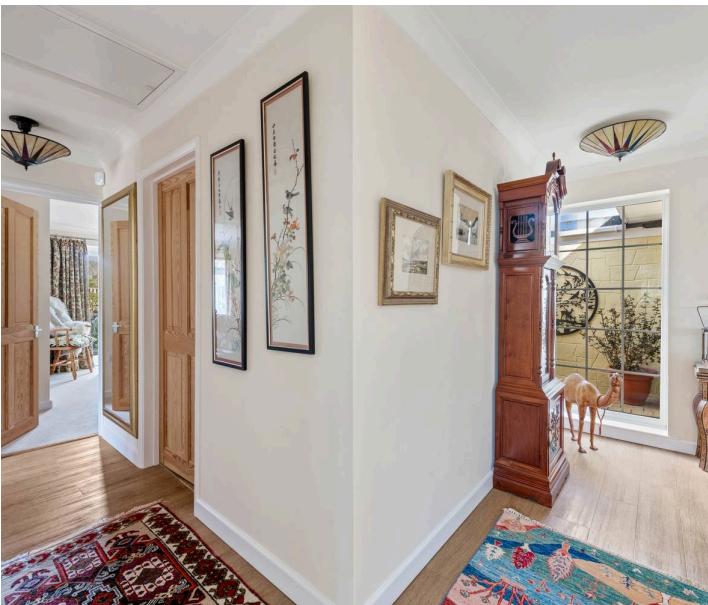
22' 10" x 11' 10" (6.96m x 3.61m)

Having bow window to front elevation, coved ceiling, radiator, wall light points and fireplace recess with inset feature wood burner. French doors with side screens to the:

#### GARDEN ROOM

13' 0" x 8' 9" (3.96m x 2.67m)

Having windows to front & side elevations, sliding patio doors to rear elevation & garden, inset ceiling spotlights, radiator and wood effect flooring.





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## DINING KITCHEN

18' 0" x 11' 9" (5.49m x 3.58m)

Having window & part glazed door to side elevation, covered ceiling with inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, water softener, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven & integrated dishwasher & cupboard under, cupboards & concealed cooker hood over, tall unit to side housing integrated fridge & freezer. Further work surface with cupboards & drawers under.





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#### **BEDROOM ONE**

11' 11" x 10' 11" (3.63m x 3.33m)

Having window to rear elevation, coved ceiling, radiator and built-in wardrobes.

#### **BEDROOM TWO**

11' 11" x 9' 9" (3.63m x 2.97m)

Having french doors with side screen to rear elevation, coved ceiling and radiator.

#### **BEDROOM THREE**

8' 1" x 7' 11" (2.46m x 2.41m)

Having window to side elevation, coved ceiling, radiator and built-in cupboard.

#### **BATHROOM**

8' 8" x 8' 4" (2.64m x 2.54m)

Having window to side elevation, radiator incorporating heated towel rail, tiled floor, part tiled walls, wall mounted electric heater and built-in airing cupboard. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.





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## EXTERIOR

To the front of the property there is a shaped lawn with a central bed, paved area and a driveway providing off-road parking which leads to the:

## GARAGE

28' 9" x 8' 2" (8.76m x 2.49m)

Having roller door, light, power and door to side.

## REAR GARDEN

Being enclosed and having a shaped lawn with borders, paved patio, crazy paved rockery, gravelled seating area, summerhouse, oil storage tank and a further area to the side with a pergola and paving with inset shrubs.

## WORKSHOP

10' 5" x 8' 2" (3.18m x 2.49m)

Having window & part glazed door to side elevation, window to rear elevation and attached 2.4m x 1.3m store.

## THE PLOT

The property occupies a plot of approximately 0.16 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, water and drainage connected. Heating is via an external oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.





#### **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.

#### **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.





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Total area: approx. 138.7 sq. metres (1493.3 sq. feet)

## Newton Fallowell Estate Agents

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