Main Road

Holbeach Drove, Spalding, PE12 0PS

Offers In Excess Of £210,000 - Freehold, Tax Band - B

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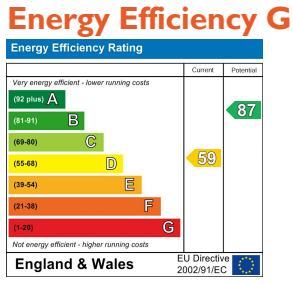
Floor Plan

Area Map

Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Main Road

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Situated in the popular village of Holbeach Drove, this well-presented two double bedroom detached bungalow offers spacious and versatile accommodation, ready to move straight into. Features include a bright dual-aspect kitchen, modern shower room, and a large garden room with adjoining utility space, offering potential for annexe use. With ample off-road parking and a generous rear garden, this property combines comfortable village living with excellent flexibility.

Nestled along Main Road in the sought-after village of Holbeach Drove, this superbly presented detached bungalow offers an excellent opportunity to enjoy peaceful village living in a home that is ready to move straight into. Originally built in 1965, the property has been well maintained and thoughtfully updated, providing spacious and versatile accommodation throughout. A welcoming entrance hall leads into a bright and airy interior, finished to a good modern standard.
The bungalow features two generous double bedrooms, ideal for both everyday living and hosting guests. A stylish, contemporary shower room complements the accommodation, while the well-appointed fitted kitchen benefits from a dual-aspect outlook, flooding the space with natural light and creating a warm, inviting hub of the home. A particular highlight is the impressive garden room, which flows seamlessly into the converted garage, now utilised as a practical utility and storage space. This flexible area offers excellent potential for an annexe or multi-generational living, while still allowing for easy conversion back to a garage if required. Externally, the property continues to impress with a substantial block-paved frontage providing off-road parking for multiple vehicles. To the rear, the generous garden offers a fantastic outdoor space, perfect for relaxing, entertaining, or simply enjoying the tranquillity of its village surroundings.
Situated approximately six miles east of Crowland, Holbeach Drove is a popular and well-regarded village location, offering a balance of rural charm and accessibility. This move-in-ready home presents a wonderful opportunity for buyers seeking comfort, flexibility, and a peaceful lifestyle. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Entrance Hall
5.03 x 1.48 (16'6" x 4'10")

Living Room
3.84 x 3.53 (12'7" x 11'6")

Kitchen
2.86 x 3.54 (9'4" x 11'7")

Garden Room
4.06 x 3.61 (13'3" x 11'10")

Utility Room
3.60 x 2.68 (11'9" x 8'9")

Master Bedroom
3.42 x 3.53 (11'2" x 11'6")

Shower Room
1.62 x 2.06 (5'3" x 6'9")

Bedroom Two
3.24 x 2.93 (10'7" x 9'7")

Storage Room
0.94 x 2.98 (3'1" x 9'9")

EPC - D
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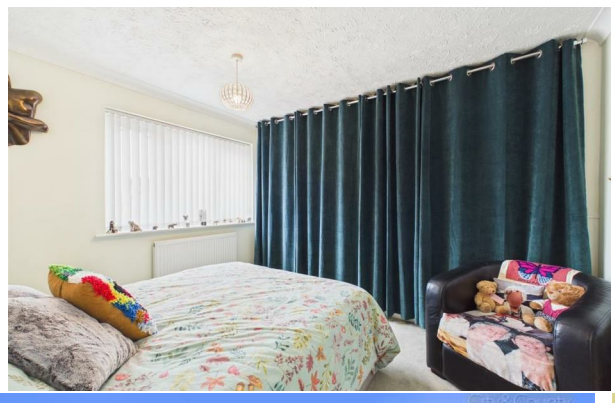

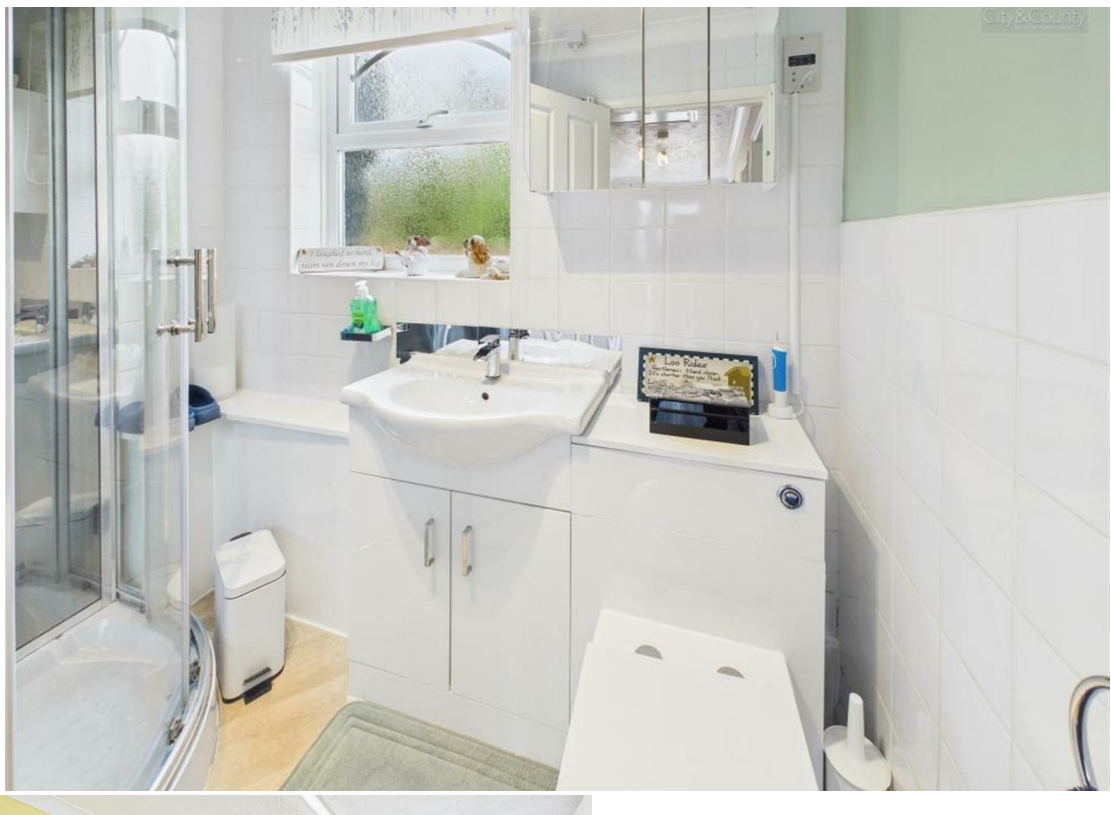

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Level Access
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Ev Charging Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Lpg
Internet connection: Fixed Wireless
Internet Speed: up to 29Mbps
Mobile Coverage: O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.