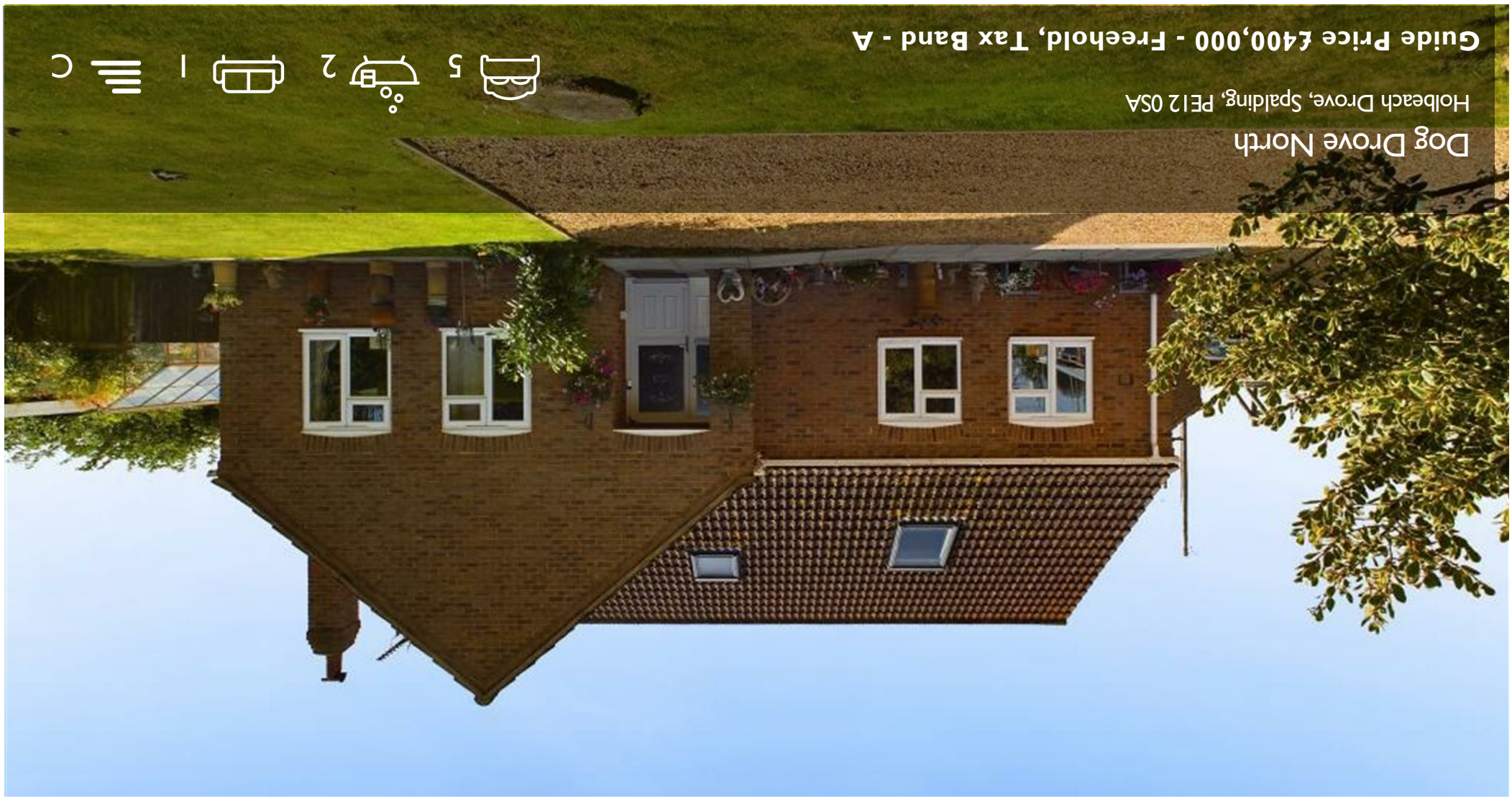


Dog Drove North

Holbeach Drove, Spalding, PE12 0SA

Guide Price £400,000 - Freehold, Tax Band - A

5 2 1 C

Floor Plan



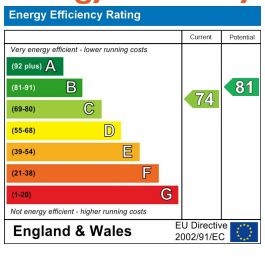
Area Map



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.

Dog Drove North

Holbeach Drove, Spalding, PE12 0SA

*** Guide Price £400,000 - £420,000 ***

Welcome to this immaculate, detached chalet bungalow offering approximately 2300 square feet of versatile living space, whilst being situated in the village of Holbeach Drove, nestled amongst the South Lincolnshire countryside, with easy access to both Peterborough and Spalding via the A16.

The ground floor consists of two generous sized bedrooms, with an en-suite to the master comprising, a WC, wash hand basin and a shower. There is a fully equipped kitchen/diner complete with a stove and an adjacent utility room for added convenience, as well as a spacious L-shaped hallway which also provides access to the family bathroom and living room with an attractive feature fireplace with a log burning stove. The first floor accommodates the remaining three double bedrooms along with a generously sized and recently added 2 piece suite doakroom . To top it all off, the property comes complete with a secure detached double garage, with power, water and drainage connected already, making it ripe for conversion to an annex if required. Externally there is a spacious and mature wrap around garden, with a timber shed, and a decked area with hot tub. To the front of the property there is a gravelled driveway providing ample parking for several vehicles. Please call to book your viewing to fully appreciate all that this home has to offer.

Entrance Hall
1.70 x 3.27 (5'6" x 10'8")

Living Room
4.47 x 4.80 (14'7" x 15'8")

Hallway
4.76 x 1.68 (15'7" x 5'6")

Kitchen/Diner
3.55 x 4.42 (11'7" x 14'6")

Utility Room
2.33 x 3.25 (7'7" x 10'7")

Bathroom
2.04 x 3.26 (6'8" x 10'8")

Bedroom Five/Study
4.01 x 2.76 (13'1" x 9'0")

Master Bedroom
5.82 x 3.18 (19'1" x 10'5")

En-Suite To Master Bedroom
2.77 x 2.16 (9'1" x 7'1")

Landing
3.21 x 1.28 (10'6" x 4'2")

Bedroom Two
4.78 x 8.12 (15'8" x 26'7")

WC
2.30 x 1.78 (7'6" x 5'10")

Airing Cupboard
1.09 x 2.00 (3'6" x 6'6")

Bedroom Three
5.86 x 2.88 (19'2" x 9'5")

Bedroom Four
5.22 x 2.90 (17'1" x 9'6")

























Double Garage
5.49 x 6.53 (18'0" x 21'5")

EPC - C
74/81

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Verified Material Information

Council tax band: A
Property type: Other
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Cesspit
Heating: Central heating
Heating features: Double glazing and Wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway, Garage, and Private
Building safety issues: No
Restrictions: None
Public right of way: No
Flood risk: No
Coastal erosion risk: No
Planning permission: No
Accessibility and adaptations: None
Coalfield or mining area: No.
Energy Performance rating: C

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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.

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