



BRADLEY JAMES

ESTATE AGENTS



## 2 Hoggs Cottages Holland Road, Horbling, Sleaford, NG34 0JD

Offers in the region of £290,000

- Semi rural location but well connected via the A52
- Recently refitted integrated kitchen diner with Quartz worktops and vaulted ceilings
- Sitting room with multi fuel burner
- Off road parking and oversized garage workshop
- Short drive to villages with amenities
- Countryside walks on your doorstep which connect other local villages
- Snug
- Recently refitted shower room
- Front, side and rear gardens
- Recently redecorated

Nestled in the charming semi-rural location of Holland Road, Horbling, this delightful semi-detached house built by the crown in 1955, offers a perfect blend of modern living and countryside charm. With stunning field views and beautiful countryside walks right on your doorstep, this property is ideal for those who appreciate nature.

Upon entering, you will find two inviting reception rooms. The sitting room features a cosy multi-fuel burner, creating a warm and welcoming atmosphere, while a door leads you to the rear garden, perfect for outdoor relaxation. The snug, located at the front of the house, provides an additional space for quiet moments or family gatherings.

The heart of the home is the recently refitted kitchen diner, boasting a vaulted ceiling and exposed beams that add character and charm. Equipped with integrated appliances, this space is both functional and stylish, making it perfect for entertaining or family meals.

The property comprises three spacious double bedrooms, with the first bedroom featuring fitted wardrobes for added convenience. A recently redecorated shower room on the ground floor ensures modern comfort, while the overall condition of the house means it is ready for you to move straight in.

Outside, ample parking leads to an oversized single garage workshop, providing plenty of space for vehicles or hobbies. The property is well-connected via the A52, offering easy access to nearby towns such as Grantham, Sleaford, and Spalding, as well as the picturesque villages of Billingborough and Donington, which offer a range of amenities for your daily needs.

This property is truly a must-see. Don't miss the opportunity to make this charming house your new home.



Council Tax Band: B



### Front entrance

UPVC obscured double glazed to the front into the entrance hall which has stairs leading off to the first floor accommodation, power point, under stairs storage alcove and radiator.

### Shower Room

7'4 x 6'1 max

Two UPVC double glazed windows to the side, vanity wash hand basin with mixer taps over and WC with push button flush, inset storage cupboard unit with worksurface over, wall mounted mirror with inset LED lighting, walk-in shower which has a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail, tiled splashback and extractor fan.

### Snug

10'9 x 9'8

UPVC double glazed window to the front, cast iron radiator, power points and a feature panelled wall.

### Sitting room

14'6 x 9'11 max

UPVC double glazed windows and door to the rear garden, multi fuel burner, power points some with USB charging and built-in storage cupboard.

### Side entrance

Composite obscured double glazed side door into the entrance porch that goes through an internal wooden door which is lockable into the open plan kitchen diner.

### Kitchen Diner

18'4 x 9'7

Kitchen diner is triple aspect with UPVC double glazed windows to both sides and to the rear, one has bespoke shutters, vaulted ceiling with exposed beams and inset spotlights, base units with quartz worksurface over, sink with mixer taps, Bosch electric oven and grill with a Bosch induction hob and extractor over with inset spotlights, integrated AEG dishwasher, integrated washing machine and tumble dryer, tiled splashback, power points and cast iron radiator.

### Landing

10'7 x 5'4

Halfway up the stairs is a UPVC double glazed window to the side overlooking the garden, the landing has a loft hatch and storage cupboard with shelving.

### Bedroom 1

14'1 x 9'8

UPVC double glazed window to the rear with inset bespoke shutters, built-in wardrobes with shelving and hanging space, cast iron radiator, power points, feature panelled wall and inset spotlights.

### Bedroom 2

12'9 x 7'3

UPVC double glazed window to the front with inset bespoke shutters, cast iron radiator, power points and inset spotlights.

### Bedroom 3

10'9 x 10'0

UPVC double glazed window to the side overlooking fields, inset bespoke shutters, cast iron radiator and power points.

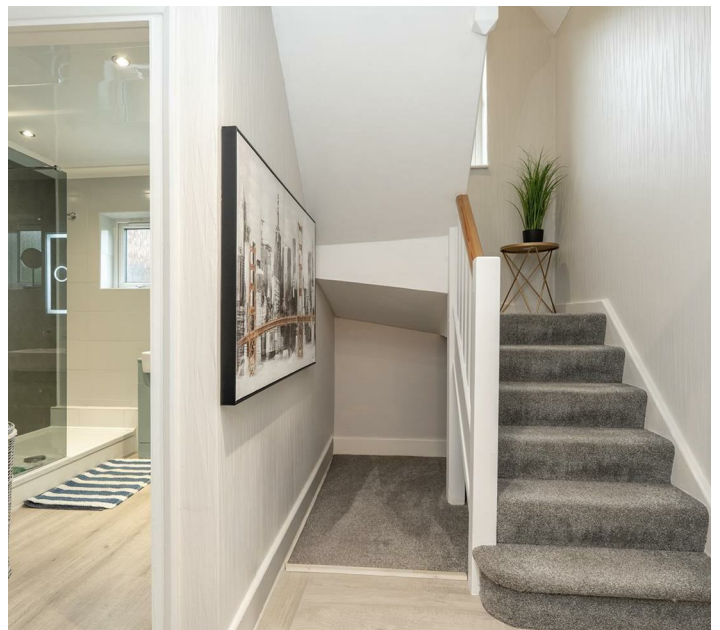
### Outside

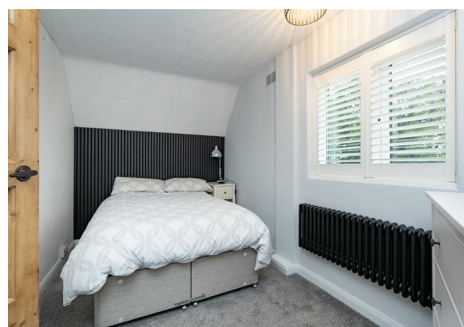
The property is enclosed by hedging, the front garden is laid to lawn, with patio steps leading to the front garden. The side garden is enclosed by hedging and is laid to lawn, outside light, decorative gravel path and seating area. This continues to the rear where there's a further laid to lawn grass area, a patio seating area coming off of the lounge and outside tap. There is gravel off-road parking for four cars and a shed to the side which measures approximately 16'0 x 10'0 ft. There's an additional four parking spaces to the side of the property bring a total of 8 parking spaces.

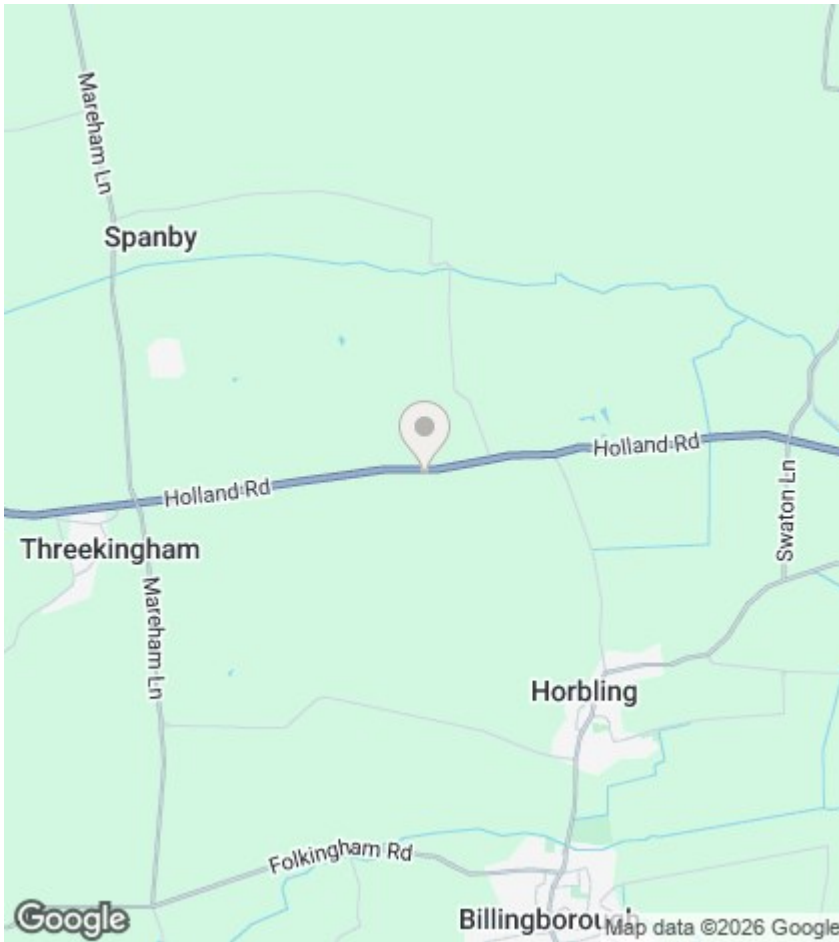
### Garage

15'8 x 15'8

The oversized single garage with wooden double doors to the front, wooden door to the rear, wooden windows to the sides and rear. Solar lights and another shed.







## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

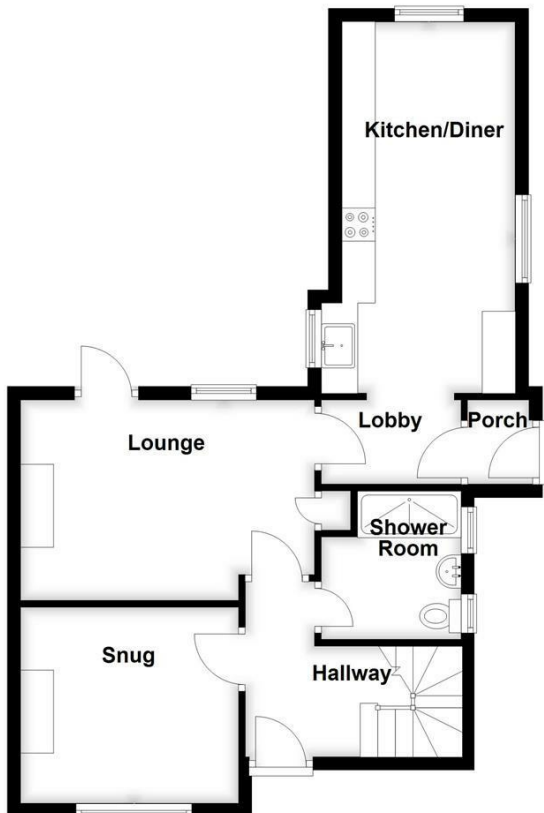
## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100+</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

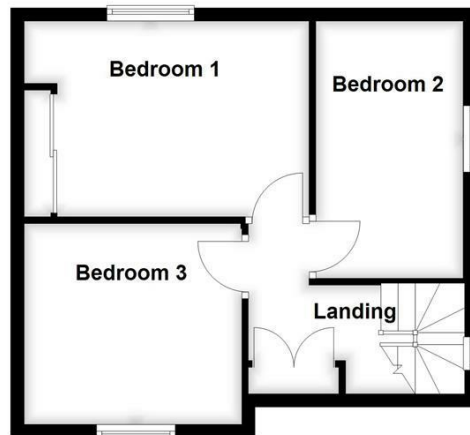
### Ground Floor

Approx. 54.6 sq. metres (587.2 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



Total area: approx. 93.3 sq. metres (1003.8 sq. feet)