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## Trees, Damgate, Holbeach PE12 8QL

**Guide Price £625,000 Freehold**

- Approximately 5.95 Acres (STS)
- 6 Bedrooms/4 Reception Rooms
- Large Double Garage
- Rural Setting
- No Chain

Extremely spacious detached house in semi-rural location with approximately 5.95 acres (subject to survey). Large double garage, gated parking, 6 bedrooms and 4 reception rooms. Built circa 1984 but largely unoccupied therefore requires some work - no services have been tested. OPEN VIEWS!

SPALDING 01775 766766 BOURNE 01778 420406



#### **ACCOMMODATION**

Covered storm porch with external electric light and door opening into:

#### **SPACIOUS ENTRANCE HALL**

12' 5" x 16' 10" (3.81m x 5.14m) Radiator, ceiling light, door to:

#### **FAMILY ROOM**

14' 7" x 16' 4" (4.46m x 4.99m) Window to the front elevation, radiator, ceiling light.

Also from the Entrance Hallway an archway leads into:



#### **INNER HALLWAY**

10' 11" x 18' 11" (3.33m x 5.78m) overall With stylish oak staircase off, 2 radiators, 2 ceiling lights, understairs storage recess, doors arranged off to:

#### **SITTING ROOM**

22' 8" x 20' 5" (6.91m x 6.24m) 4 radiators, window to the front elevation, 4 wall lights, archway to:

#### **DINING ROOM**

17' 10" x 16' 10" (5.44m x 5.15m) 2 ceiling lights, 4 wall lights, radiator, patio doors to the rear elevation, pair of doors opening into:

#### **KITCHEN**

16' 11" x 10' 4" (5.17m x 3.16m) plus large recess. Range of base cupboards, double drainer sink units, drawers, radiator, strip light, window to the rear elevation, 2 ovens and 2 hobs (not tested), part glazed door into:

#### **UTILITY ROOM**

10' 10" x 5' 11" (3.32m x 1.81m) Plumbing and space for washing machine, ceiling light, external entrance door.

Also from the Reception Hall access to:

#### **STUDY**

8' 10" x 14' 4" (2.70m x 4.38m) 2 Radiators, window to the side elevation, fuse box, 2 strip lights.

#### **INNER LOBBY**

7' 6" x 5' 11" (2.29m x 1.81m) Door giving access to:

#### **CLOAKROOM**

9' 1" x 5' 4" (2.77m x 1.63m) Two piece suite comprising low level WC and pedestal wash hand basin, majority wall tiles, obscure glazed window, radiator, ceiling light.

Also from the Inner Lobby door into:

#### **GAMES ROOM**

17' 0" x 14' 3" (5.19m x 4.36m) Window to the rear elevation, radiator, ceiling light, door to:

#### **BOILER ROOM**

Housing the Grant oil fired central heating boiler and personnel door into Double Garage.





From the Inner Hallway the oak staircase rises to:

#### **FIRST FLOOR LANDING**

2 radiators, 2 ceiling lights, store cupboard, doors arranged off to:

#### **BEDROOM 1**

16' 9" x 20' 5" (5.11m x 6.24m) plus recess 4'7" x 10'2" (1.42m x 3.12m), shower cabinet and hand basin (fitted within the recess), dual aspect with windows to the front and side elevations, 2 ceiling lights, 2 radiators.

#### **BEDROOM 2**

19' 7" x 16' 11" (5.98m x 5.16m) maximum Dual aspect with windows to the rear and side elevations, 2 ceiling lights, radiator.

#### **BEDROOM 3**

12' 6" x 16' 9" (3.83m x 5.13m) plus large recess. Radiator, ceiling light, window to the front elevation.

#### **BEDROOM 4**

14' 9" x 16' 7" (4.50m x 5.06m) Window to the front elevation, radiator, ceiling light, 3 wall lights.

#### **BATHROOM NO. 1**

8' 9" x 9' 2" (2.69m x 2.81m) Fully tiled walls, four piece suite comprising panelled bath, shower cabinet, pedestal wash hand basin and low level WC, ceiling light, radiator.

#### **BEDROOM 5**

16' 11" x 14' 5" (5.18m x 4.40m) Window to the rear elevation, ceiling light, radiator.

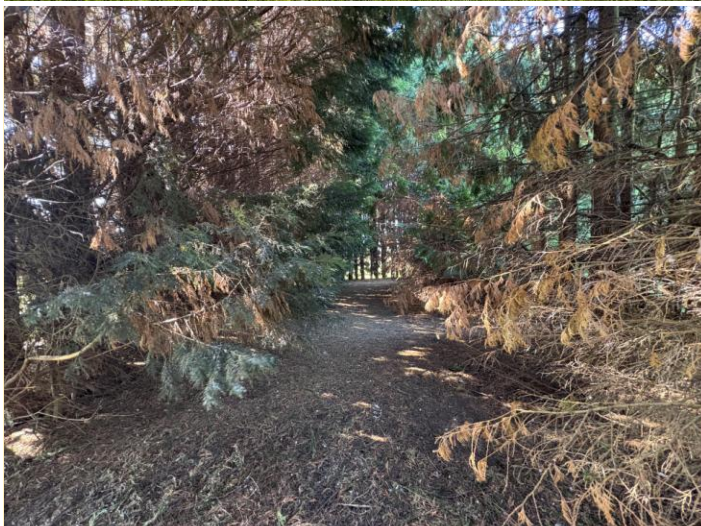
#### **BEDROOM 6**

17' 1" x 12' 5" (5.22m x 3.79m) Window to the rear elevation, ceiling light, radiator.

Also from the Landing there is a walk through area with Airing Cupboard with hot water cylinder, slatted shelving and door into:

#### **BATHROOM NO. 2**

9' 1" x 9' 8" (2.78m x 2.96m) Four piece suite comprising panelled bath, shower cabinet, wash hand basin, low level WC, fully tiled walls, radiator,



obscure glazed window, ceiling light.

### **EXTERIOR**

Double metal gates giving access on to an extensive driveway (grassed over) with multiple parking and access to:

### **ATTACHED DOUBLE GARAGE**

24' 10" x 24' 4" (7.57m x 7.44m) Twin up and over doors, 2 side windows, power and lighting, concrete floor, personnel door.

There are gardens to the front, side and rear with gooseberry bushes, apple trees, plum trees etc. The gardens are predominantly laid to lawn at the rear of which is an area of woodland beyond which is:

### **L SHAPED PARCEL OF LAND**

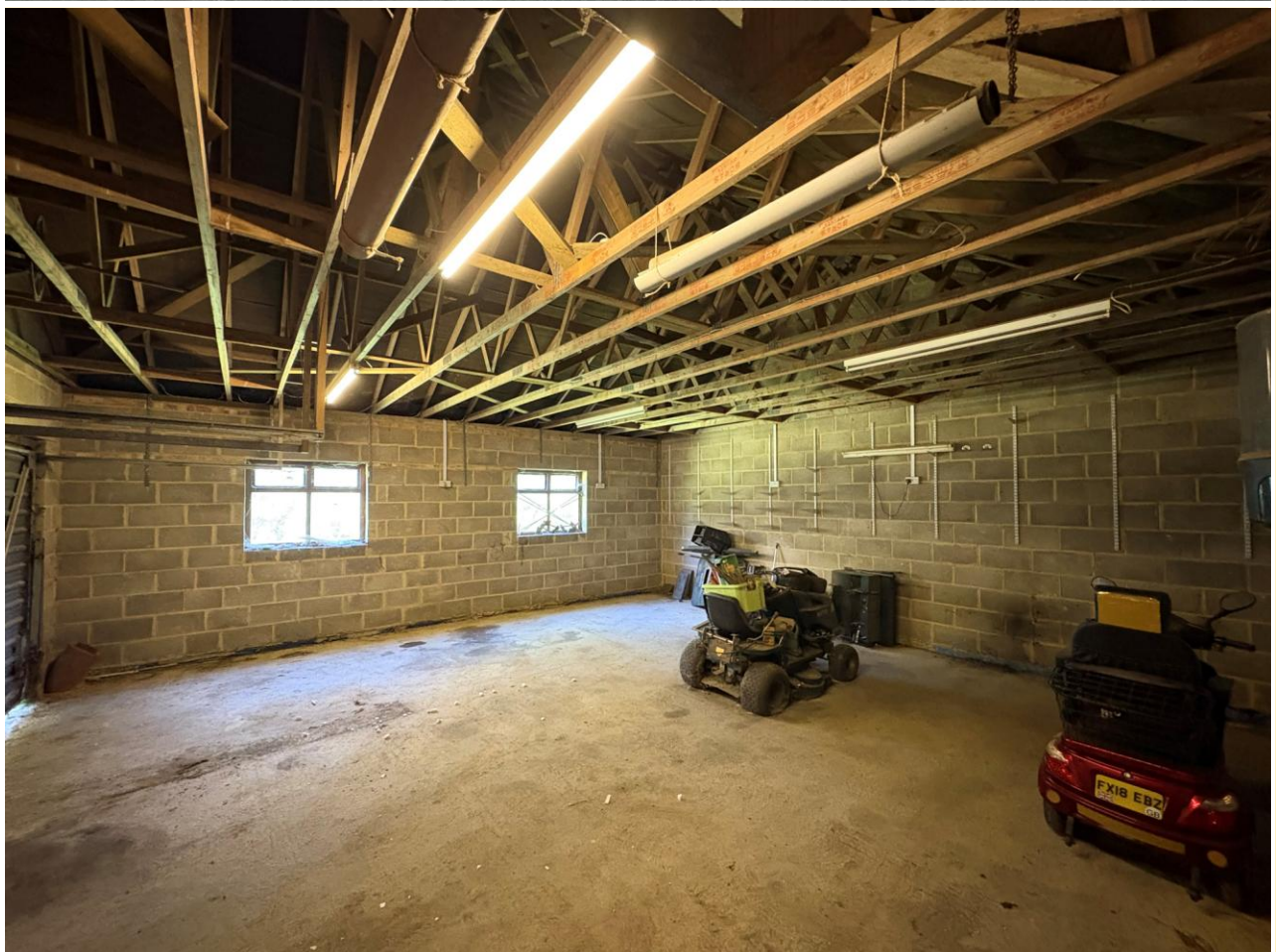
Laid to grass providing potential for equestrian or other potential uses.

### **DIRECTIONS**

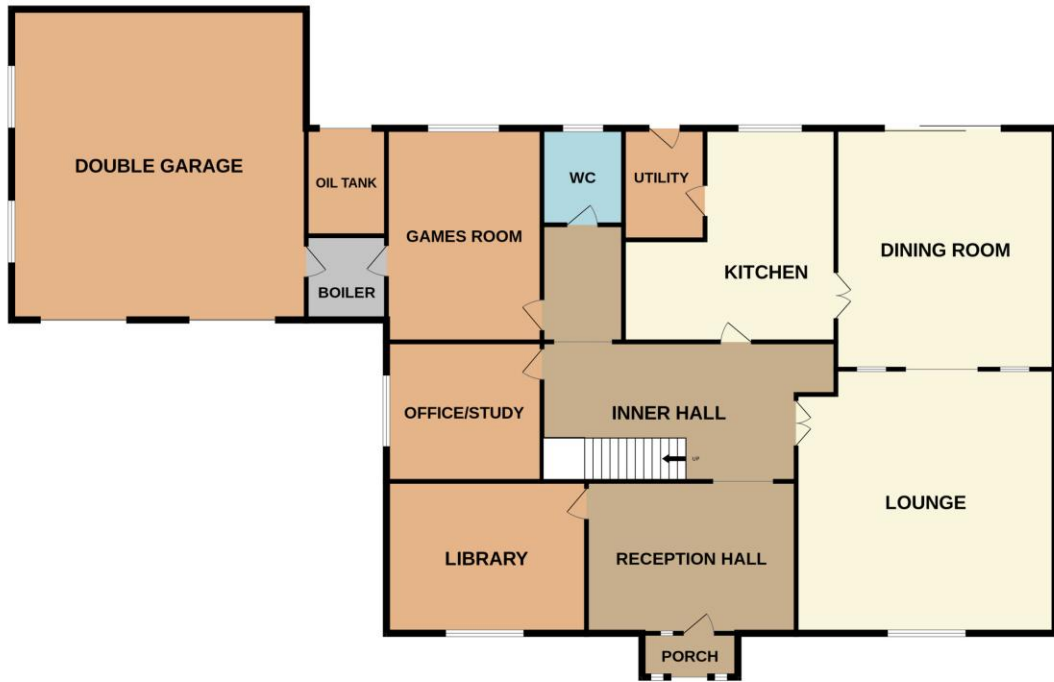
From Spalding proceed in an easterly direction to Holbeach, proceed straight through the town, out on Fleet Road and turn right (shortly after Aldi Supermarket) into Damgate. Proceed for one mile, without deviation and the property is situated on the left hand side.

### **AMENITIES**

Holbeach has a range of shopping, leisure and commercial facilities along with doctors surgeries, primary and secondary schools, public houses/restaurants etc. The property is also conveniently situated for access to the larger towns of Spalding and Kings Lynn and the city of Peterborough.



GROUND FLOOR



1ST FLOOR



Whilst 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.  
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**TENURE** Freehold

**SERVICES** Mains water, electric. Private drainage. Oil central heating. No services have been tested and buyers are advised to make their own investigations.

**COUNCIL TAX BAND** E

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S12019**

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		