Firmin & Co.
Estate Agents

61 Dog Drove North

Holbeach Drove PE12 0SA

£380,000

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Boasting many Farmhouse features and surrounded by fields, this detached rural property offers versatile accommodation in a quiet, peaceful agricultural location. With Crowland 6.4 miles away # there are schools for younger children by way of Shepeau Stow Primary School and Gedney Hill C of E School, a shorter drive away.

Benefitting from solid fuel heating and PVCu double glazing the well presented accommodation comprises; Entrance Hall with access to a ground floor Shower Room and leading to the Sitting Room which has an individual staircase to Bedroom Three. There is a Farmhouse style Kitchen Breakfast Room with an Inglenook fireplace housing the solid fuel burner, Boot Room, good size Utility Room also access to the Living Room and separate Dining Room.

A traditional style enclosed staircase leads to a practical size Study Landing the main Ensuite Bedroom and Bedroom Two. All the Bedrooms and the Landing have views over the surrounding fields.

Outside the garden to the front is mainly lawn with a driveway providing off road parking and a turning point. There is a patio and Gazebo to one side of the property accessed by two of the reception room, in the remainder of the garden is a shed and log store.

Viewing of this attractive and intriguing property is strongly urged to appreciate the location and how its versatility would suit you and your families needs.

Tenure Freehold
Council Tax A
Septic Tank Drainage
Source Google Maps

Entrance Hall
Storage cupboard, tiled flooring, doors to

Shower Room
8'10" x 5'8" (2.71m x 1.73m)

Sitting Room
13'11" x 12'3" (4.26m x 3.75m)
PVCu French Doors to the garden, tiled flooring, stairs to Bedroom 3

Living Room
15'11" x 12'0" (4.86m x 3.67m)
Fitted wood burner set in an inglenook fireplace, tiled flooring, door to

Dining Room
13'3" x 12'0" (4.04m x 3.68m)
Decorative fireplace feature, tiled flooring.

Kitchen Breakfast Room
13'7" x 13'6" (4.16m x 4.12m)
Fitted with a comprehensive range of kitchen units with a ceramic sink unit and monobloc tap, integrated electric oven and hob with hood above, plumbing for a dishwasher, tiled flooring, enclosed staircase to Landing, exposed beam to ceiling, inglenook fireplace with Stratford Arrow, Eco Solid Fuel Burner And Boiler, door to Living Room.

Utility Room
15'3" x 6'0" (4.65m x 1.84m)
Plumbing for a washing machine, tiled flooring.

Boot Room
6'9" x 6'0" (2.08m x 1.83m)
Fitted Belfast style sink, base storage units, tiled flooring, door to the garden.

Study Landing
17'5" max x 6'2" (5.31m max x 1.88m)
Storage cupboard, views over fields.

Bedroom 1
12'11" x 12'0" (3.95m x 3.68m)
Built in wardrobes,

Ensuite Bathroom
13'1" x 6'4" (3.99m x 1.95m)
Corner bath with shower above, hand wash basin, low level w.c, sloping ceiling.

Bedroom 2
13'1" x 12'1" (3.99m x 3.70m)

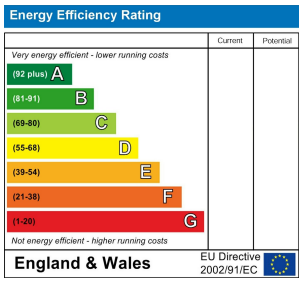
Bedroom 3
13'10" x 12'3" (4.22m x 3.75m)
Accessed from Sitting Room.

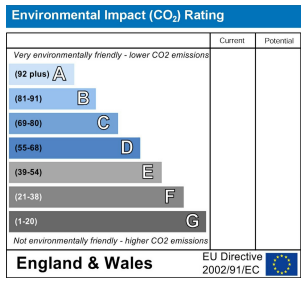
Outside
Parking is provided by along drive and turning area access by a five bar gate. The garden to the front is mainly laid to lawn with numerous fruit trees at various maturities. Gated access leads to a good size patio area and Gazebo this garden stretches to the rear of the property eventually linking up yo the other side of the property where there is a storage shed and wood store.

Floor Plan

Area Map

Energy Efficiency Graph





Viewing

Please contact our Crowland Office on 01733 259995
if you wish to arrange a viewing appointment for this property or require further information.

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