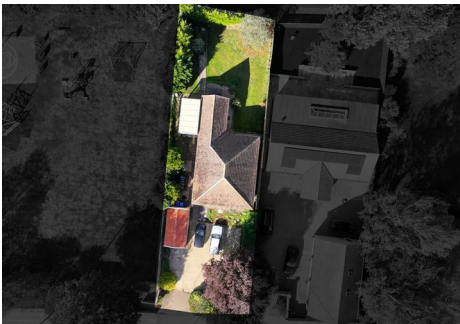




BRADLEY JAMES

ESTATE AGENTS



Rivendale Main Road, Hop Pole, Lincolnshire, PE11 3HL

Asking price £225,000

- CASH BUYERS ONLY
- No chain
- Two reception rooms and a study
- Single garage with power and light connected
- Investor potential
- This property has subsidence
- Three bedrooms
- Off road parking for 6-7 cars
- Field views to the rear
- Great road links to Market Deeping, Peterborough, Stamford and Spalding

This property has subsidence so is cash buyers only.

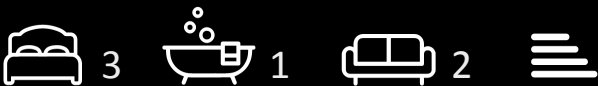
Nestled on Main Road in Hop Pole, this charming detached bungalow offers a unique opportunity for those seeking a spacious home with delightful field views. This older-style property features four three and one shower room and two reception rooms, making it an ideal choice for families or those looking for extra space.

Upon entering, you are welcomed by a generous entrance hall that leads to an open-plan kitchen diner, perfect for entertaining. The kitchen flows seamlessly into a bright conservatory, providing a lovely spot to enjoy the surrounding views. Additionally, the property boasts a study and a cloakroom, enhancing its practicality. The good-sized lounge is perfect for relaxation, while the three spacious bedrooms ensure comfort for all.

Outside, the bungalow sits on a non-estate plot with ample parking, leading to a single garage equipped with power. The private rear garden offers a tranquil retreat, with the potential for stunning field views if the trees are trimmed back.

While the property does have subsidence, this is reflected in the realistic price, making it an attractive option for buyers looking to invest in a home with great potential. The location provides excellent access to Market Deeping, which offers a variety of restaurants, shops, and pubs, as well as Spalding, which features a train station and supermarket. Furthermore, Peterborough's national railway station is within easy reach, making commuting a breeze.

This bungalow presents a wonderful opportunity to create a comfortable home in a desirable location. Don't miss your chance to view this property and explore its possibilities.



Council Tax Band:



Entrance Hall

UPVC obscured double glazed side door into the entrance hall which has telephone points, power points, radiator, loft hatch, airing cupboard and storage cupboard.

Lounge

13'4 x 12'0

Bay fronted double aspect lounge, UPVC double glazed bay window to the front, UPVC double glazed window to the side, radiator, power points, modern fireplace and TV and telephone points.

Kitchen Diner

23'5 x 10'0

UPVC double glazed windows to both sides, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with an electric hob and extractor over, space and point for American fridge freezer, space and plumbing for washing machine, space and point for tumble dryer, tiled floor, tiled splashback, radiator, floor mounted oil boiler, double glazed patio doors onto the conservatory and a door to the cloakroom and study.

Cloakroom

UPVC obscured double glazed window to the side, WC and wall mounted heated towel rail.

Study

9'8 x 6'6

UPVC double glazed window to the side, electric heater and power points.

Conservatory

17'0 x 10'1

Brick and UPVC construction with UPVC double glazed French doors to the rear garden enjoying open field views to the rear, radiator, power points and tiled floor.

Bedroom 1

13'6 x 12'0

Measurements into the bay window, UPVC double glazed bay window to the front, radiator, power points and TV point.

Bedroom 2

11'2 x 10'0

UPVC double glazed window to the side, radiator and power points.

Bedroom 3

10'0 x 7'5

UPVC double glazed window to the rear enjoying open field views, radiator and power points.

Shower Room

Two obscured UPVC double glazed windows to the rear, walk-in shower cubicle with Aqualisa built-in mixer shower, vanity wash hand basin with mixer taps over and storage cupboards beneath, WC with push button flush, fully tiled walls, wall mounted heated towel rail and skimmed ceiling with inset spotlights and extractor fan.

Outside

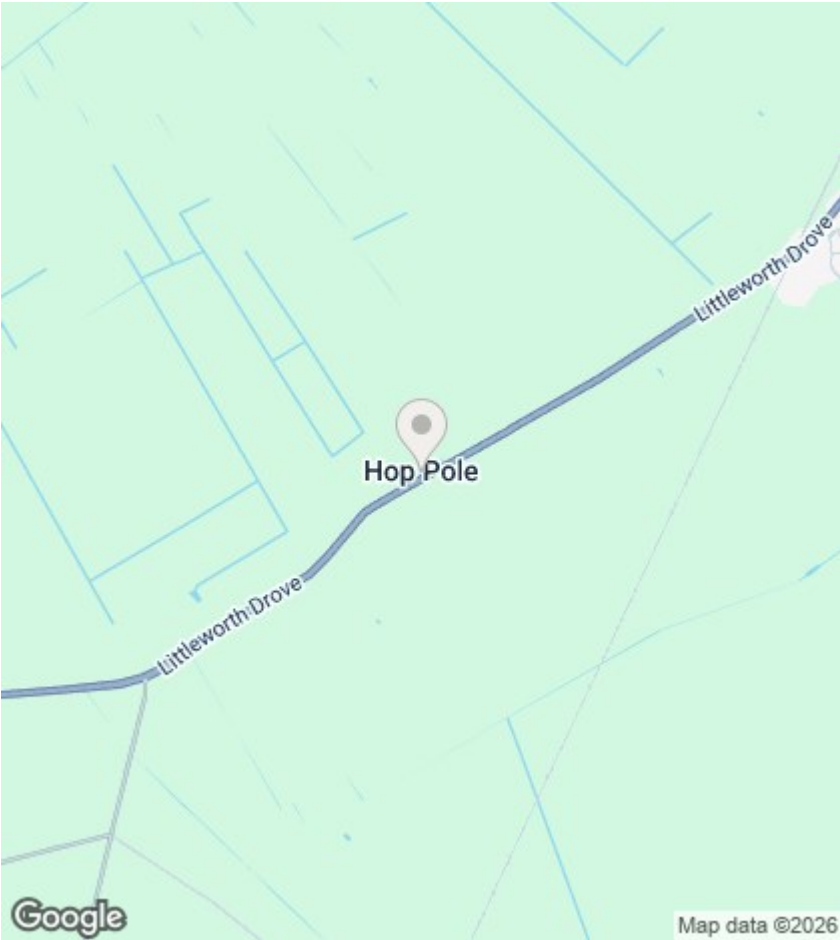
The property is on a non-estate plot with open field views to the rear, there's concrete off-road parking for 6 to 7 vehicles which leads to a concrete sectional block single garage. To the side of the property is an oil tank and access to the side door with a concrete seating area and outside tap. There is a concrete path leading to the rear garden which is enclosed by hedging and panel fencing and it is predominantly laid to lawn with a concrete and gravel patio seating area and another outside tap with field views to the rear.

Additional Information

THIS PROPERTY IS PRICED LOWER THAN THE MARKET VALUE AS IT HAS SUBSIDENCE. THE PROPERTY HAS A SEPTIC TANK.





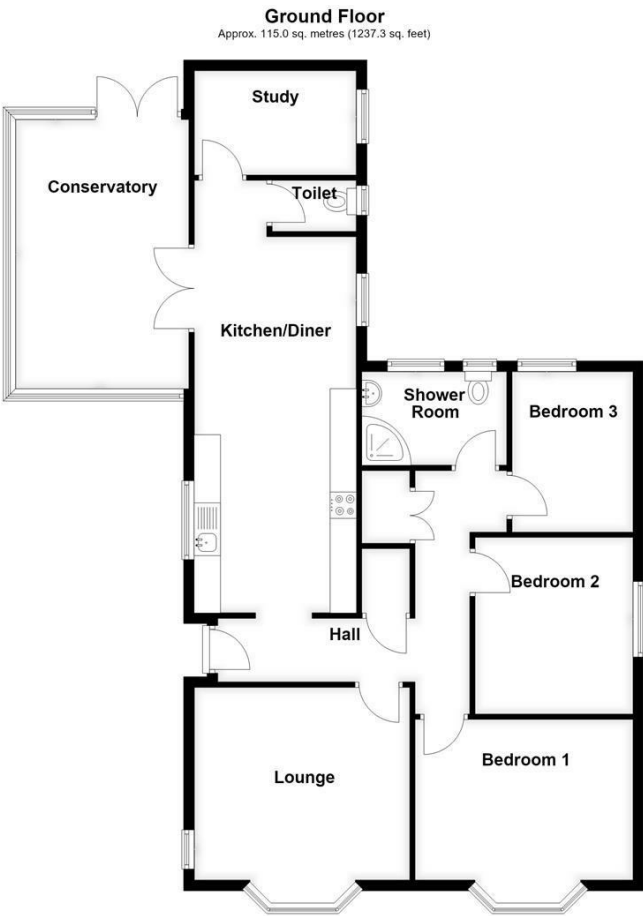


Viewings

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

EPC Rating:

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



Total area: approx. 115.0 sq. metres (1237.3 sq. feet)