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Field View, Hurn Bank, Holbeach Hurn PE12 8JG

Offers in excess of £230,000 Freehold

- Semi-Rural Location with Field Views
- Multiple Off-Road Parking
- 3 Bedrooms
- Conservatory
- Oil Central Heating

3 bedroom detached bungalow situated in a semi-rural location in the popular village of Holbeach Hurn with field views to the rear, off road parking, further gated parking for a caravan/trailer and low maintenance rear garden. Accommodation comprising entrance hallway, lounge diner, conservatory, kitchen, 3 bedrooms and bathroom. Must view to appreciate!







ACCOMMODATION Open porch with tiled floor and external lighting and an obscured UPVC double glazed door with matching obscured glazed panel to the side leading into:

ENTRANCE HALLWAY 15' 3" x 12' 2" (4.67m x 3.72m) Skimmed and coved ceiling, centre light point, access to loft space, smoke alarm, double radiator, BT point, fitted storage cupboard housing hot water cylinder and slatted shelving with storage above, central heating thermostat, door into:

BEDROOM 1 10' 5" x 11' 7" (3.18m x 3.54m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, fitted wardrobes with hanging rail and shelving.

From the Entrance Hallway door into:

BEDROOM 2 10' 4" x 11' 7" (3.17m x 3.55m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

From the Entrance Hallway door into:











BEDROOM 3 7' 5" x 8' 4" (2.27m x 2.56m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, spotlight fitment, laminate flooring, radiator.

From the Entrance Hallway a door into:

FAMILY BATHROOM Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset downlighters, stainless steel heated towel rail, laminate flooring, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap, 'P' shaped bath with taps with shower screen and fitted Triton T300 shower over.

From the Entrance Hallway a door leads into:

KITCHEN 9' 10" x 11' 8" (3.02m x 3.58m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre spotlight fitment, tiled flooring, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink sink with mixer tap, plumbing and space for washing machine, space for dishwasher, space for fridge freezer, integrated ceramic hob, stainless steel canopy extractor hood over, integrated Belling fan assisted electric oven, double glazed doors into:

LOUNGE DINER 11' 4" x 20' 8" (3.46m x 6.32m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the side elevation leading into Conservatory, skimmed and coved ceiling, centre light point, smoke alarm, laminate flooring, double radiator, TV point, telephone point.

CONSERVATORY 9' 9" x 10' 7" (2.98m x 3.23m) Hexagonal shaped with polycarbonate heat resistant roof, central light point, UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the rear elevation, laminate flooring, power sockets.

EXTERIOR Gravelled driveway providing off-road parking for vehicles, hedged boundaries. Double gates providing further off-road parking for a carava/trailer. Wooden side gate leading to the side and rear gardens. Extensive lighting.

REAR GARDEN The rear garden is designed for ease of maintenance with extensive patio area, wooden garden shed, fenced boundaries, gravelled areas, wide range of mature shrubs and trees. External lighting, cold water tap, oil storage tank.

SERVICES Mains water and electricity. Oil central heating. Drainage is to a newly fitted treatment plant.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 through the villages of Moulton and Whaplode, turn left at the roundabout and right at the next roundabout onto the A17 travelling east bound, take left hand turning by Lodge Farm Cafe, signposted Holbeach Hurn. Proceed into the village and take a left hand turning into Hurn Bank where the property is located on the left hand side.









TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND B

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: S11978
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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