



Lowgate, Holbeach Spalding PE12 8LN

welcome to

Lowgate, Holbeach Spalding

This non- standard construction bungalow is situated in a semi rural location. With separate dining room currently being used as a study. Two bedrooms with an occasional third bedroom. Shower room and family bathroom. Having ample off road parking. Situated close to the A17 ideal for family days out



Entrance Hall

having storage cupboard.

Lounge

14' 8" x 9' 6" (4.47m x 2.90m)

Dining Room

8' 9" x 8' 2" (2.67m x 2.49m)

Kitchen

14' 9" x 8' 1" (4.50m x 2.46m)

having range of units at wall and base level, worktops with inset sink. Space for cooker, washing machine and fridge/freezer.

Bedroom 1

13' 1" x 9' 10" (3.99m x 3.00m)

having french doors to rear.

Bedroom 2

11' 4" x 9' 7" (3.45m x 2.92m)

Bedroom 3

7' 11" x 7' (2.41m x 2.13m)

having french door to front.

Bathroom

having a free standing roll top bath, low level WC and wash hand basin.

Shower Room

having shower, low level WC and wash hand basin.

Outside

the property sits back behind a small foregarden laid to lawn with patio area and two sheds. Gravel driveway offering off road parking for several cars. The rear garden is enclosed by fencing laid to lawn with a patio area.

Agents Note

the property is timber framed. Any potential purchasers should make their own financial enquiries before making any offers.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of

carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Lowgate, Holbeach Spalding

- NON-STANDARD DETACHED BUNGALOW IN A SEMI RURAL LOCATION WITH FIELD VIEWS
- LOUNGE & DINING ROOM
- TWO BEDROOMS & AN OCCASIONAL THIRD BEDROOM
- SHOWER ROOM & BATHROOM
- AMPLE OFF ROAD PARKING & ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: F
Council Tax Band: A

offers over

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107554 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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