CHOICE PROPERTIES
Estate Agents

Lancaster Returns Northorpe Road, Halton Holegate, PE23 5NZ

Price £495,000

It is a pleasure for Choice Properties to bring to the market this immaculately presented four bedroom (one en-suite) detached bungalow, situated in the semi-rural residential village of Halton Holegate, within close proximity to amenities in the historic market town of Spilsby, on a no through road; therefore benefiting from very little passing traffic. Boasting a generously proportioned layout, the property has undergone a number of recent upgrades throughout, as well as offering ample off road parking for up to six vehicles as well as a privately enclosed garden, neighboured by beautiful scenic field view. This special home is not one to be missed, and so early viewing is most certainly advised.

Featuring new uprated radiators throughout, a new upgraded boiler (still benefiting from the manufacturers guarantee until January 2029); with Hive management system, updated double glazing installed in 2022 with six years insured back guarantee in place and an EV charging point, the well maintained accommodation comprises:-

Entrance Porch
2'09" x 7'06"
Front uPVC door leading into the entrance porch with double aspect frosted windows and wall lighting.

Hallway
19'09" x 7'00" extending to 4'03" x 22'08"
uPVC door leading into the 'L' shaped hallway with inset spot lighting, a built in storage cupboard, loft access and doors to:

Kitchen/Dining Room
19'08" x 20'08"
Recently fitted new kitchen with Wren kitchen; fitted with a range of wall and base units with worktop over, two bowl stainless steel sink with drainer and mixer tap, double electric oven, space for a microwave, space and plumbing for a freestanding dishwasher, six ring gas hob with stainless steel extractor hood over, ample space for a dining table, updated side uPVC door, sliding patio doors, partly tiled walls, wall lighting, a TV aerial and integral door to the double garage.

Reception Room
21'05" x 18'09"
Remarkably large and light and airy reception room benefiting from dual aspect windows as well as sliding patio doors opening through to the conservatory, wall lighting, a TV aerial and further featuring a log burning stove set in a feature surround with wooden mantle.

Conservatory
10'02" x 16'01"
Featuring triple aspect windows, far reaching views over the beautiful scenic fields that surround the property, a solid apex style roof and double opening 'French' doors to the garden, remote controlled wall mounted fan heater, radiator.

Bedroom 1
14'07" x 11'06"
Remarkably spacious double bedroom with an array of built in wardrobes, inset spot lighting, sliding patio door to the garden and a door to the:

En-suite Shower Room
9'07" x 7'06"
Recently upgraded and renewed en-suite fitted with a three piece suite comprising a large shower enclosure with sliding door and double mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, heated towel rail, tiled walls, inset spot lighting and an two extractor fans, remote controlled wall mounted fan heater.

Bedroom 2
10'07" x 10'10"
Spacious double bedroom with an array of built in wardrobes.

Bedroom 3
10'07" x 8'04"
Double bedroom with a built in double wardrobe.

Bedroom 4/Study
9'10" x 9'09"
Double bedroom which is currently utilised as a home study, with a built in storage cupboard, inset spot lighting and a telephone point.

Shower Room
7'04" x 7'07"
Fitted with a stylish three piece suite comprising a large walk in shower enclosure with double mains fed shower head over, hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls, inset spot lighting, a built in airing cupboard, heated towel rail and extractor fan.

Driveway
Expansive block paved driveway providing off road parking for several vehicles.

Double Garage
17'08" x 21'02"
Double integral garage with recently replaced electric remotely controlled roller doors, side frosted uPVC window, power, lighting and the garage further features access to the loft, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer and houses both the oil fired 'Worcester' boiler and pressurised hot water cylinder; as well as the wall mounted consumer unit.

Outside Store
18'05" x 14'00"
Fitted with a polycarbonate roof, uPVC window to rear aspect, base units with worktop over and a one bowl stainless steel sink with drainer and mixer tap. Gate to the:

Workshop/Hobby Room
20'06" x 14'07"
With a polycarbonate roof, power and lighting and gate to front aspect.

Outside WC
6'01" x 2'08"
Fitted with a WC with cistern lever and corner hand wash basin with single hot and cold taps.

Gardens
The generous rear garden is a real highlight of the property, enjoying delightful open views across the surrounding countryside. Predominantly laid to lawn with shingled areas for ease of maintenance, the garden is beautifully complemented by a variety of well-established plants and shrubs, creating a colourful and inviting outdoor space. Two paved patio seating areas provide the perfect spots to relax, entertain or simply soak up the sunshine while taking in the picturesque surroundings. To one side, a dedicated allotment area offers an excellent opportunity for keen gardeners to grow their own produce or cultivate flowers, making this an ideal garden for green-fingered enthusiasts. Enclosed by low-level timber fencing, this is a wonderful outdoor space that perfectly balances practicality, charm and those far-reaching open views.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 462277.

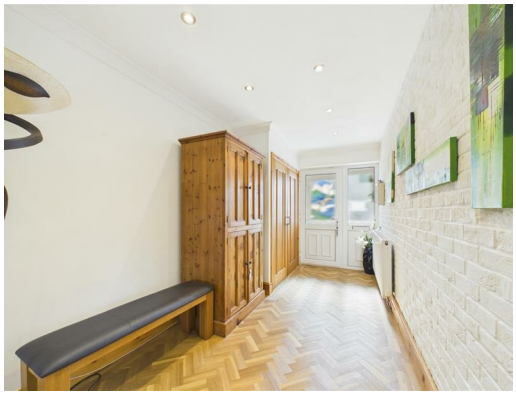
Opening hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

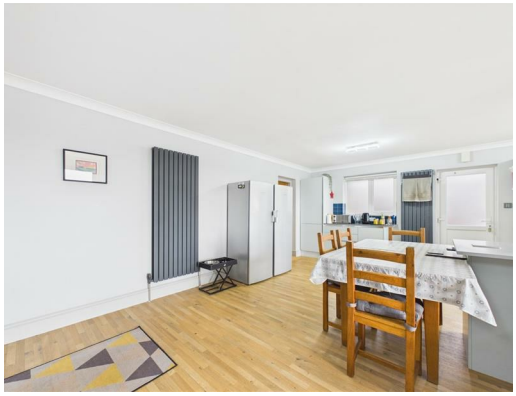
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

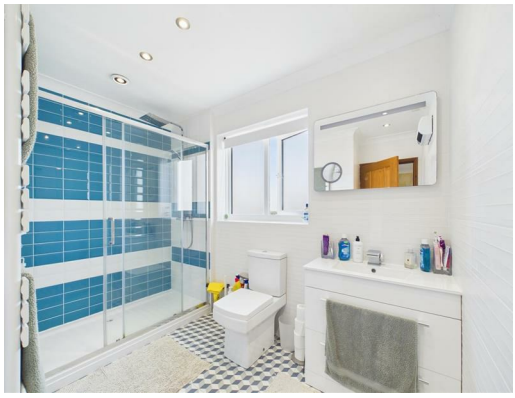
Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Approximate total area(1)

2780 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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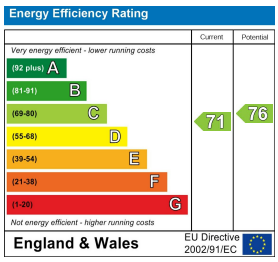
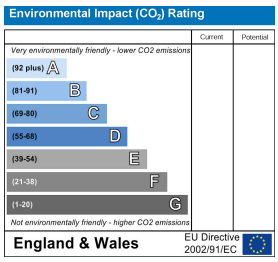
Directions

Starting from Spilsby town centre, head northwest along High Street toward Church Street, then continue onto Boston Road (the B1195) as you leave the town. After roughly a mile, turn right onto Northorpe Road, following the signs for Halton Holegate. Continue along Northorpe Road for about a mile and a half, passing through open countryside until you reach Halton Holegate. Lancasters Return is located on Northorpe Road in Halton Holegate, just outside Spilsby.