

Hurn Bank

Holbeach, Spalding, PE12 8JG

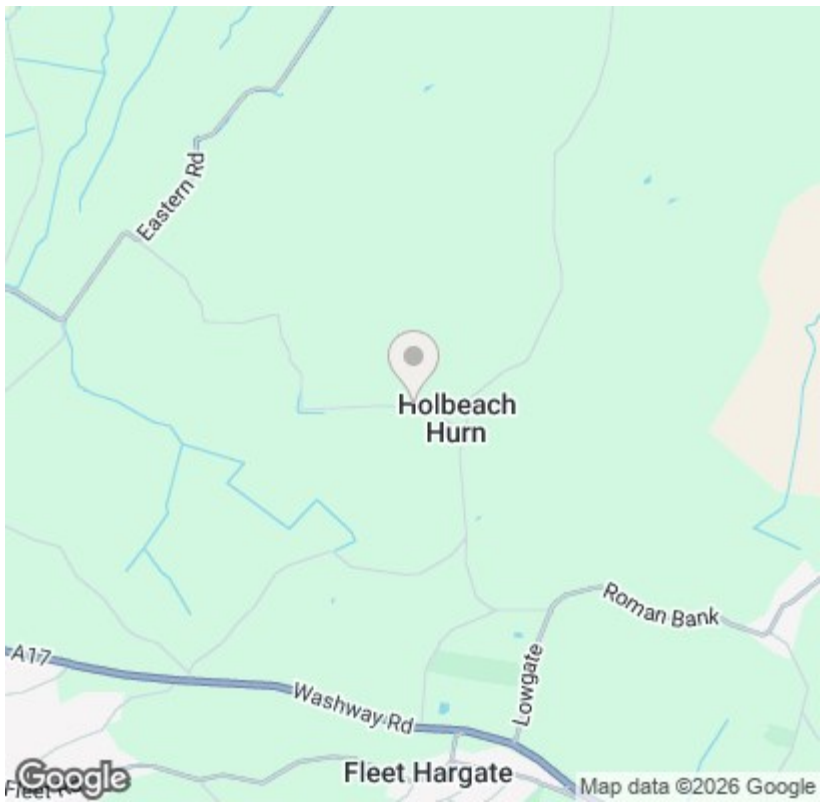
Offers In Excess Of £230,000 - Freehold, Tax Band - B

3 | 1 | 2

Floor Plan



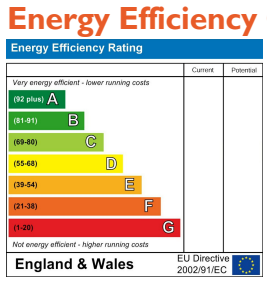
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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Field View is a modern three-bedroom bungalow situated on Hurn Bank in the sought-after village of Holbeach Hurn, enjoying delightful open field views and a generous, well-proportioned layout throughout. Built circa 2000, this attractive home offers spacious single-storey living complemented by a newly fitted family bathroom, a bright conservatory, and gardens to the side and rear, along with a summer house and ample secure off-road parking, making it a fantastic opportunity for those seeking comfort and rural charm in equal measure.

Welcome to Field View, a modern three-bedroom bungalow set on Hurn Bank in the peaceful village of Holbeach Hurn, offering wonderful open field views and a genuinely spacious, well-planned layout throughout. Constructed circa 2000, this attractive home combines the ease of single-storey living with generous proportions and quality finishes, making it an excellent choice for those seeking comfort, convenience, and countryside charm. Stepping through the front door, you are welcomed into an entrance hall which sets the tone for the rest of the property, leading you through to the heart of the home. The lounge diner is a fantastic, sociable space, thoughtfully positioned to connect the main living areas, and flows through to a delightful conservatory, a lovely spot to sit and take in the surrounding views and garden in comfort throughout the seasons. The kitchen offers a well-equipped and practical space for everyday cooking and entertaining, while a separate hallway leads you through to the sleeping accommodation, comprising a generous master bedroom complete with fitted wardrobes, a further double bedroom also benefitting from fitted storage, and a good-sized third bedroom, all served by a newly fitted family bathroom finished to a high standard. Outside, the property truly comes into its own, sitting on a generous plot with well-maintained gardens to the side and rear, providing plenty of space to relax, entertain, or simply enjoy the tranquil rural outlook. A charming summer house offers additional space for leisure or storage, while ample secure off-road parking ensures convenience for residents and visitors alike. Practically speaking, the home has also benefitted from a newly installed sewerage treatment works, a significant investment of £17,000, which remains under guarantee, offering complete peace of mind for the new owners. Altogether, Field View presents a rare opportunity to acquire a spacious, thoughtfully updated bungalow in a picturesque setting, combining rural charm with modern comfort in equal measure. Price to sell for a limited time.

Entrance Hall
3.68 x 1.62 (12'0" x 5'3")

Hallway
0.91 x 3.02 (2'11" x 9'10")

Kitchen
3.53 x 3.11 (11'6" x 10'2")

Lounge Diner
3.45 x 6.15 (11'3" x 20'2")

Conservatory
3.05 x 2.86 (10'0" x 9'4")

Master Bedroom
3.17 x 3.17 (10'4" x 10'4")

Bathroom
1.72 x 2.28 (5'7" x 7'5")

Bedroom Two
2.89 x 3.15 (9'5" x 10'4")



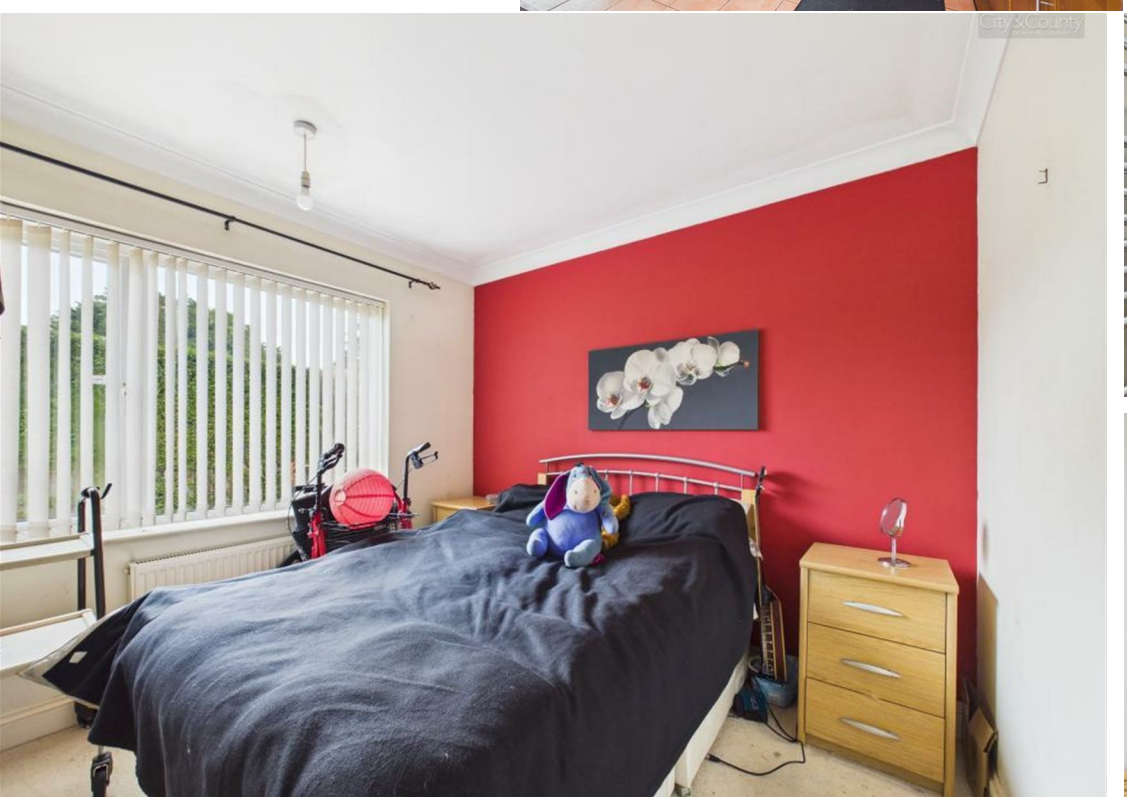


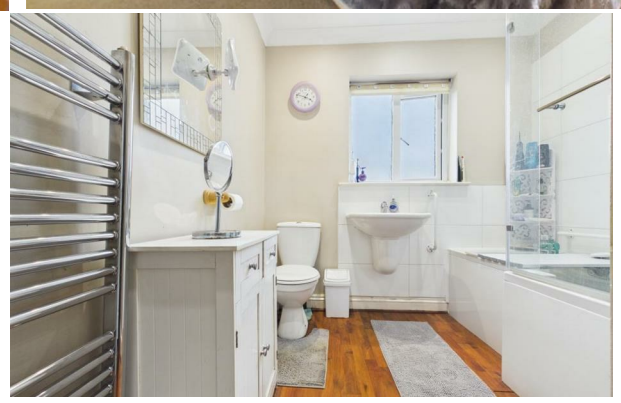




















Bedroom Three
2.52 x 2.27 (8'3" x 7'5")

EPC - D
61/83

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Domestic Small Sewage Treatment Plant
Heating: Oil
Internet connection: Fttc
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL