



LONG SUTTON

Holbeach is a small but busy market town, which has a good range of facilities including local Grocery Stores/Supermarkets, Doctors Surgeries, Takeaways, Veterinary Practices, and Primary and Secondary Schools. Holbeach lies about 20 miles from the city of Peterborough which has a 50-minute inter-city rail service to London, and a frequent service to the North, Scotland, and other regional services. The market town of Spalding is approximately 19-minute drive away and provides a wide variety of local shops, schools and entertainment including pubs and restaurants with further rail links

This is a home of considerable potential, ideal for purchasers seeking space, privacy, and the opportunity to create a bespoke residence in a desirable and convenient location.

The property is surrounded by a wraparound garden, predominantly laid to lawn and enhanced by mature shrubs and planting, providing a tranquil outdoor setting. The garden also features a paved pathway leading to a summer house with power and lighting, alongside gravelled areas designed for low maintenance, as well as a shed and glasshouse for added practicality.

The internal accommodation is spacious and versatile, centred around a generous living room. The kitchen is complemented by a separate utility room, adding practicality to everyday living. There are four well-proportioned bedrooms, one of which offers flexibility for use as a formal dining room or additional reception space. The main bedroom benefits from its own en-suite, creating a private and comfortable retreat.

Sitting on a 1/4 acre plot, tucked away within a peaceful cul-de-sac and ideally positioned within walking distance of Holbeach town centre and its range of local amenities, this property presents a rare opportunity to acquire a generously proportioned home on a substantial plot. Offered with vacant possession and no forward chain, the property provides both immediate comfort and significant scope for modernisation and enhancement.

Lumley Lodge, 28 Manor Drive, Holbeach, Lincolnshire, PE12 7LY



Offers in the region of £325,000 Freehold

Entrance Hallway

22'2" x 11'1" (max) (6.77 x 3.38 (max))

Coved and textured ceiling. Part wood part decorative double-glazed front door with matching side panel. Double store cupboard with shelving and hot water cylinder. Thermostat. Loft access.

Living Room

17'7" x 13'8" (5.36 x 4.19)

Coved and textured ceiling. Wooden frame double-glazed box window to front with twin wooden frame double-glazed window. Feature gas fire with marble hearth and surround. Power points. Telephone socket. Tv aerial point. Radiator.

Kitchen

14'11" x 10'4" (4.57 x 3.15)

Coved ceiling. Wooden frame double-glazed window to rear. Matching wall and base units. Ceramic sink and drainer with mixer tap over. Tiled splashbacks. 'Neff' 4-ring electric hob with extractor oven. Eye-level 'Neff' electric double oven. Integrated undercounter fridge. TV aerial socket. Telephone point. Power points. Radiator.

Utility Room

10'4" x 6'5" (3.15 x 1.97)

Coved ceiling. Door to rear. Wooden frame double-glazed window to side. Matching wall and base units with pantry style cupboard offering storage for ironing board, Hoover etc. Space and plumbing for washing machine and tumble dryer. Fuse box. Power points. Radiator.

Bathroom

10'3" x 7'11" (3.14 x 2.42)

Coved and textured ceiling. Wooden double-glazed privacy window to rear. Pedestal hand basin. Low-level WC. Panel bath with mixer taps. Part tiled walls. Radiator.

Bedroom 1

15'2" x 12'0" (4.63 x 3.67)

Coved and textured ceiling. Wooden double-glazed window to side. Power points. Radiator.

Bedroom 2

15'1" x 10'2" (4.62 x 3.12)

Currently utilised as a dining room. Coved and textured ceiling. Wooden frame double-glazed box window to front with wooden frame double-glazed window to side. Radiator. Power points.

Bedroom 3

11'0" x 8'8" (3.36 x 2.66)

Coved and textured ceiling. Wooden frame double-glazed box window to front. Power points. Radiator.

Bedroom 4

9'7" x 7'1" (2.94 x 2.16)

Coved and textured ceiling. Wooden frame double-glazed window to front. Power points. Radiator.

En-suite

7'8" x 4'5" (2.34 x 1.35)

Coved and textured ceiling. Wooden double-glazed privacy glass window to rear. Low-level WC. Pedestal hand basin. Corner shower units with mains-fed shower. Fully tiled walls. Radiator.

Garage

18'0" x 15'7" (5.50 x 4.75)

Integral double garage. Electric 'up and over' door. Pedestrian door from rear garden. 'Veissman' wall-hung gas boiler. Lighting and power.

Outside

The property benefits from a generous wraparound garden, predominantly laid to lawn and attractively enhanced with a variety of mature shrubs and established bushes. A paved pathway leads through the garden to a charming summer house with electrics, providing an ideal space for relaxation or entertaining. There is also a gravelled area designed for low-maintenance upkeep, along with the practical addition of a shed and a glasshouse, ideal for storage and gardening enthusiasts. To the front of the property, off-road parking on a gravel driveway for multiple vehicles plus caravan or motorhome.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax

Council Tax Band D. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Energy Performance Certificate

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Broadband Coverage

Standard and Superfast broadband is available.

Visit the Ofcom website for further information.

Mobile Phone Signal

EE - Good outdoor, variable in-home

O2 - Good outdoor, variable in-home

Three - Good outdoor

Vodafone - Good outdoor, variable in-home

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:00pm. Saturday: 9.00am to 1.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.