

St Polycarps Drive, Holbeach Drove, PE12 0SF.



Kitchen/ Breakfast Room



Dining Room



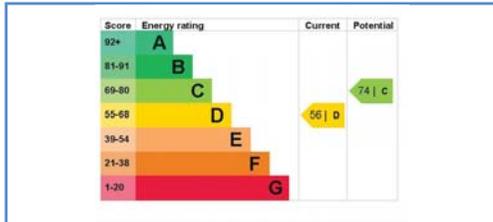
Lounge



Bedroom Two



Rear Garden



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Detached, two bedroom bungalow in Holbeach Drove.

St Polycarps Drive, Holbeach Drove, PE12 0SF.

- DETACHED BUNGALOW
- TWO BEDROOMS
- ATTIC ROOMS & STORE ROOM
- REAR GADREN
- VILLAGE LOCATION

**£299,995**

Draft details only may be subject to amendment None of the statements/measurements in these particulars should be relied on as representations of fact. Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Harrison Rose Estate Agents is a trading name of Harrison Rose Spalding Ltd.

Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82.

T: 01733 202525 | spalding@harrisonroseproperty.com | F: 01733 202962

Ref: S178

[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

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## Ground Floor

### Porch

Entrance door, uPVC window to front, door to:

### Hall

Built-in storage cupboard, doors to:

### Kitchen/Breakfast Room

3.63m (11'11") x 3.43m (11'3")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel twin bowl sink with mixer tap, built in oven (bottled gas) and grill, four ring gas hob with extractor hood over, uPVC double glazed window to rear, open plan to:

### Utility

3.22m (10'7") x 2.25m (7'5")  
Fitted with a matching range of base and eye level units, uPVC double glazed window to side, door to garage and further door to:

### Rear Lobby

Door leading to rear garden.

### Dining Room

3.63m (11'11") x 3.11m (10'3")  
Radiator, stairs leading to Attic Area, open plan to:

### Lounge

5.26m (17'3") x 3.60m (11'10")  
Log burner, radiator, sliding doors to:

### Conservatory

4.00m (13'1") x 3.01m (9'10")  
UPVC double glazed window surround, tiled flooring, door to rear garden.

### Bedroom 1

3.86m (12'8") x 3.43m (11'3")  
UPVC double glazed window to front, built-in storage cupboard, radiator, door to:

### En-suite

Fitted with a three piece suite comprising a shower enclosure, wash hand basin, and low-level WC, tiled splashbacks.

### Bedroom 2

3.55m (11'8") x 3.40m (11'2")  
UPVC double glazed window to front, built-in wardrobe, radiator.

### Bathroom

Fitted with a three piece suite comprising a bath with shower attachment, wash hand basin and low level WC, half tiled surround.

## Attic Area

**Loft Area 1** 4.20m (13'9") max x 3.14m (10'4")

**Loft Area 2** 3.14m (10'4") x 3.07m (10'1")

**Store Room** 2.25m (7'5") x 1.66m (5'6")

### Outside

The front of the property is mainly laid to lawn with a mixture of shrubs and bushes, driveway to the leading to garage via an up and over door. This property has four solar panels that are used for the hot water.

Rear garden, laid to lawn with an extensive patio area, a mixture of shrubs and bushes to border.

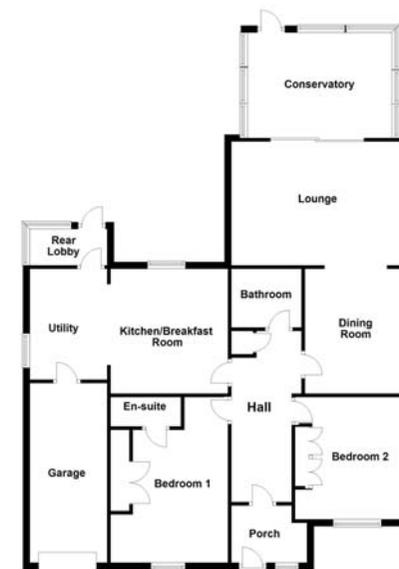
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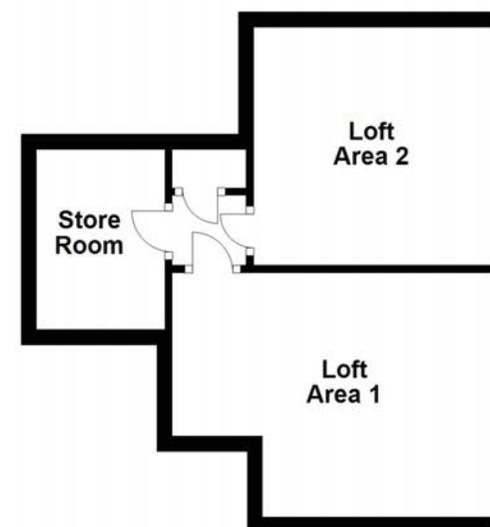
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- Call today to arrange your free valuation -

Ground Floor



First Floor



This floorplan has been drawn for illustration purposes only. Prospective purchasers should seek independent confirmation.

- To arrange a viewing, please call us 01733 202525 -