



Holmleigh
Wood Enderby, Boston, Lincolnshire. PE22 7PF





Holmleigh Wood Enderby

Holmleigh is an excellently presented, versatile, 3/4 bedroom bungalow plus office, that will meet the requirements of a range of potential purchasers. Set to a plot exceed a quarter of an acre (sts), the property enjoys an East-West orientation, with triple glazing throughout; set back from the road in this attractive, well-located village.

Leading off the spacious, square hallway are the excellently appointed, modern, kitchen and then open living – dining room, alongside a separate, flexible lounge or guest bedroom. A utility and cloakroom complement the living space; with the hallway continuing down to three further bedrooms, two comfortable doubles with en suite shower rooms, further double bedroom, an office space or fourth bedroom and the well-laid-out family bathroom.

Complete with driveway parking for multiple vehicles, including a motorhome, and double garage, the property is situated within two miles of the well serviced village of Mareham Le Fen. The larger market town of Horncastle and its full range of services and amenities, including schools, doctors surgery and supermarkets, lies approximately four miles away – with a bus service through the village running to both the secondary Banovallum School and prestigious Queen Elizabeth's Grammar School.

A wealth of countryside walks emanate from the





ACCOMMODATION

Hallway having composite double glazed obscure side entrance door, engineered oak wood flooring, airing cupboard with mirrored doors, radiators, loft access hatch, feature light and ceiling spotlights and power points. Access to accommodation including:

Cloakroom with uPVC triple glazed obscure window to side aspect; low level WC, pedestal wash hand basin, heated towel rail, tiles to walls and floor and ceiling spotlights.

Kitchen having uPVC triple glazed window to front and side aspects; an excellent range of storage units to base, wall levels and full height including carousel corners, pull-out pantry shelves and deep pan drawers, 1 1/2 bowl Franke sink and drainer to roll edge worktop. Two Neff ovens and grill / microwave, induction hob beneath extractor canopy, integrated fridge - freezer and dishwasher, tiling to wall and floor, ceiling light and power points.

Living Dining Room having uPVC triple glazed windows to front and side aspects; engineered oak wood flooring, radiator, TV point, feature lights to ceiling and power points, plus fibre broadband point

Office / Bedroom 4 having uPVC triple glazed window to front aspect; engineered oak wood flooring, radiator, ceiling light and power points.

Master Bedroom having uPVC triple glazed window to front aspect; units comprising wardrobe hanging, drawers and shelving space, engineered oak wood flooring, radiator, ceiling light and power points. Door to:

En-suite Shower Room comprising; shower cubicle with monsoon and regular heads over, pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

Bedroom 3 having uPVC triple glazed window to rear aspect; units comprising wardrobe hanging, drawers and shelving space, engineered oak wood flooring, radiator, ceiling light and power points.





Bedroom 2 having uPVC triple glazed window to rear aspect; units comprising wardrobe hanging, drawers and shelving space, engineered oak wood flooring, radiator, ceiling light and power points. Door to:

En-suite Shower Room comprising; shower cubicle with regular head over, pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

Family Bathroom having uPVC triple glazed obscure window to rear aspect; P shaped panel bath with shower over, pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail, radiator and ceiling light.

Guest Bedroom / Lounge having uPVC triple glazed bifold doors to rear, window to side aspect; engineered oak wood flooring, radiator, ceiling light and power points. Built in cupboard housing floor standing oil fired Grant boiler.

Utility having uPVC triple glazed window to side aspect; storage units to base level and full height, sink and drainer to square edge wood worktop with space and connections for under counter washing machine, dryer and upright fridge-freezer. Wood effect flooring, ceiling spotlights and power points. Electric meter and consumer unit.

OUTSIDE

The property is approached to the front, with a wide concrete driveway providing ample parking for multiple vehicles including a motorhome or similar, leading down to the detached **Double Garage**.

The front and rear gardens are laid to lawn, contained by mixed fencing. To the rear there is a steel shed and greenhouse.

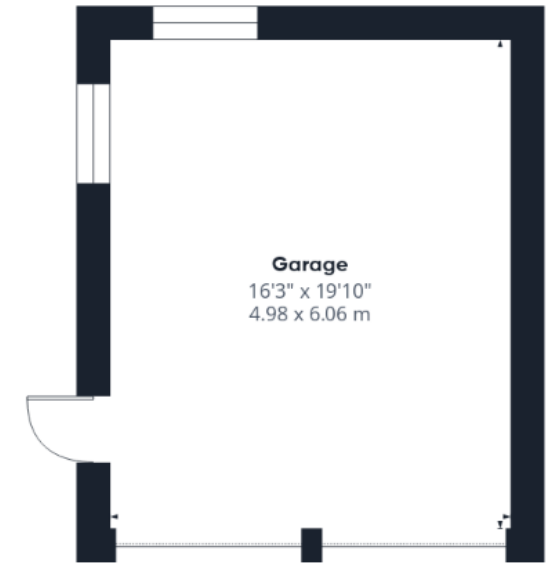
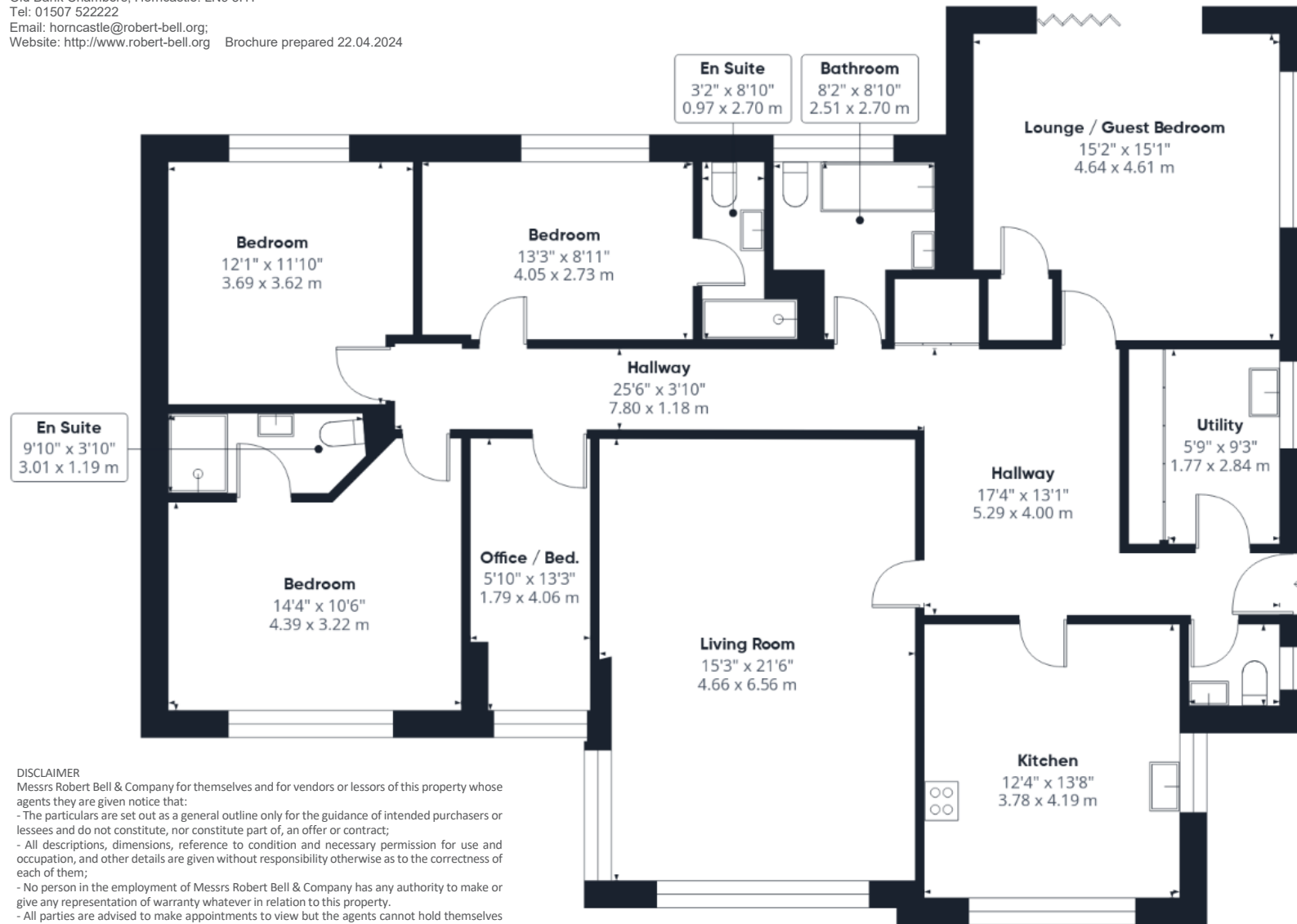




EMERGY PERFORMANCE RATING: tbc
Oil fired heating – mains water, electric. Private drainage

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org
Website: http://www.robert-bell.org Brochure prepared 22.04.2024



Approximate total area⁽¹⁾

2039 ft²

189.4 m²

Inclusive of garage

(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.

GIRAFFE360

DISCLAIMER
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

