



**Holmlea, Holme Road**  
Kirton Holme, Boston, PE20 ISY







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NO ONWARD CHAIN! Holmlea is a substantial three-bedroom detached bungalow set to attractive gardens with a view over the rural landscape to the rear, a single garage and ample off-road parking space for multiple vehicles. With versatile spaces throughout, the property will suit a range of requirements.

Accommodation comprises: a large lounge stepping through to conservatory; dining kitchen supported by adjacent utility; family bathroom, three bedrooms including third with office / dressing room on entry. There is a large, partially boarded attic space – with potential for conversion subject to all necessary consents.

Kirton Holme is a small village located approx. four miles from the well-serviced market town of Boston, and home to an eponymous nine-hole golf course.

### ACCOMMODATION

#### Utility

With double glazed window and patio door to rear, light to ceiling. Storage units, space and connections for washing machine and further appliances. Radiator, tiled flooring, 'serving hatch' to conservatory.



### **Dining Kitchen**

Kitchen: With wood window to rear, light to ceiling. Oak fronted units to base and wall levels, sink and drainer to roll edge worktop. Hotpoint double oven, four ring hob beneath extractor canopy. Tile effect flooring, space and connections for under counter appliances. Open to Dining Room: With uPVC double glazed window to side, lights to ceiling. Wood effect flooring, radiator, multiple power points.

### **Hallway**

With lights to ceiling, loft access hatch to large, boarded loft. Wood effect flooring, power point, wood door to airing cupboard.

### **Lounge**

With uPVC double glazed window to side, sliding doors to rear. Lights to ceiling, carpet, radiator, multiple power points.

### **Conservatory**

With double glazed windows and sliding door to side and rear, timber and polycarbonate roof. Wood effect flooring, multiple power points.

### **Bathroom**

With uPVC double glazed obscure window to side, lights to ceiling. Low level wc, hand wash basin to storage unit. Panel bath with tiled surround and shower over, heated towel rail, tiled flooring.

### **Bedroom 2**

With uPVC double glazed window to front, light to ceiling, carpet, radiator, multiple power points.

### **Bedroom 1**

With uPVC double glazed window to front, lights to wall. Carpet, radiator, multiple power points. Built in wardrobe spaces, cupboards; bedside and dressing tables.

### **Snug / Office / Dressing Room**

With sliding double glazed door to rear; light to ceiling. Wood effect flooring, radiator, multiple power points. Wood door to bedroom 3.





### Bedroom 3

With uPVC double glazed window to front, light to ceiling. Slatted doors to built in bank of wardrobe and storage space. Radiator, multiple power points, carpet.

### Attic

Boarded, with lights and power.

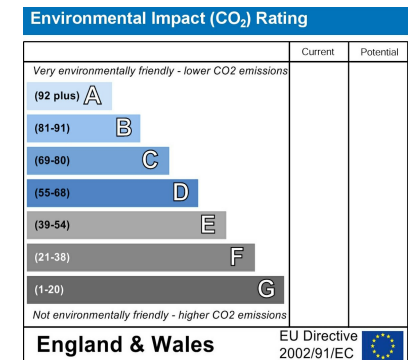
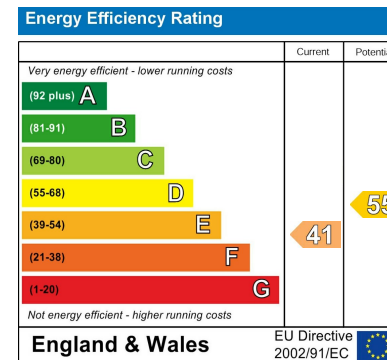
### Front Exterior and Rear Garden

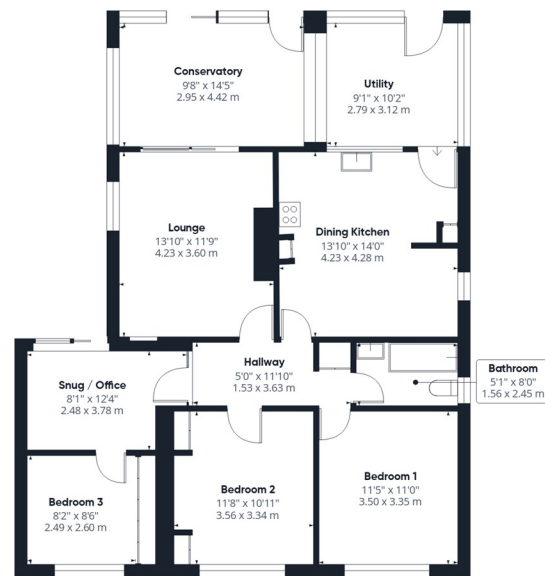
The property is set with a wide, square, driveway and parking space to the front, with concreted driveway continuing down the side to the garage. The front garden is laid to lawn with hedged boundaries.

The rear garden, which enjoys views across the arable farmland beyond, is laid to lawn with brick paved patio space, mature flower beds and further seating space behind the garage.

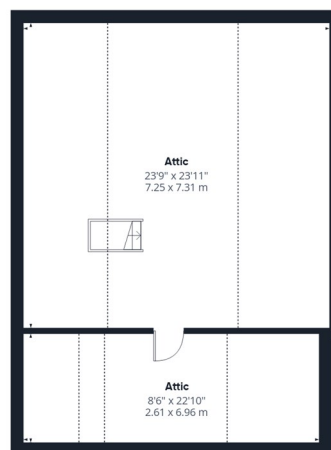
### Garage

With up and over door to front, personnel door to side, lights and power connected.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1891 ft<sup>2</sup>

175.8 m<sup>2</sup>

**Reduced headroom**

395 ft<sup>2</sup>

36.7 m<sup>2</sup>

(1) Excluding balconies and terraces

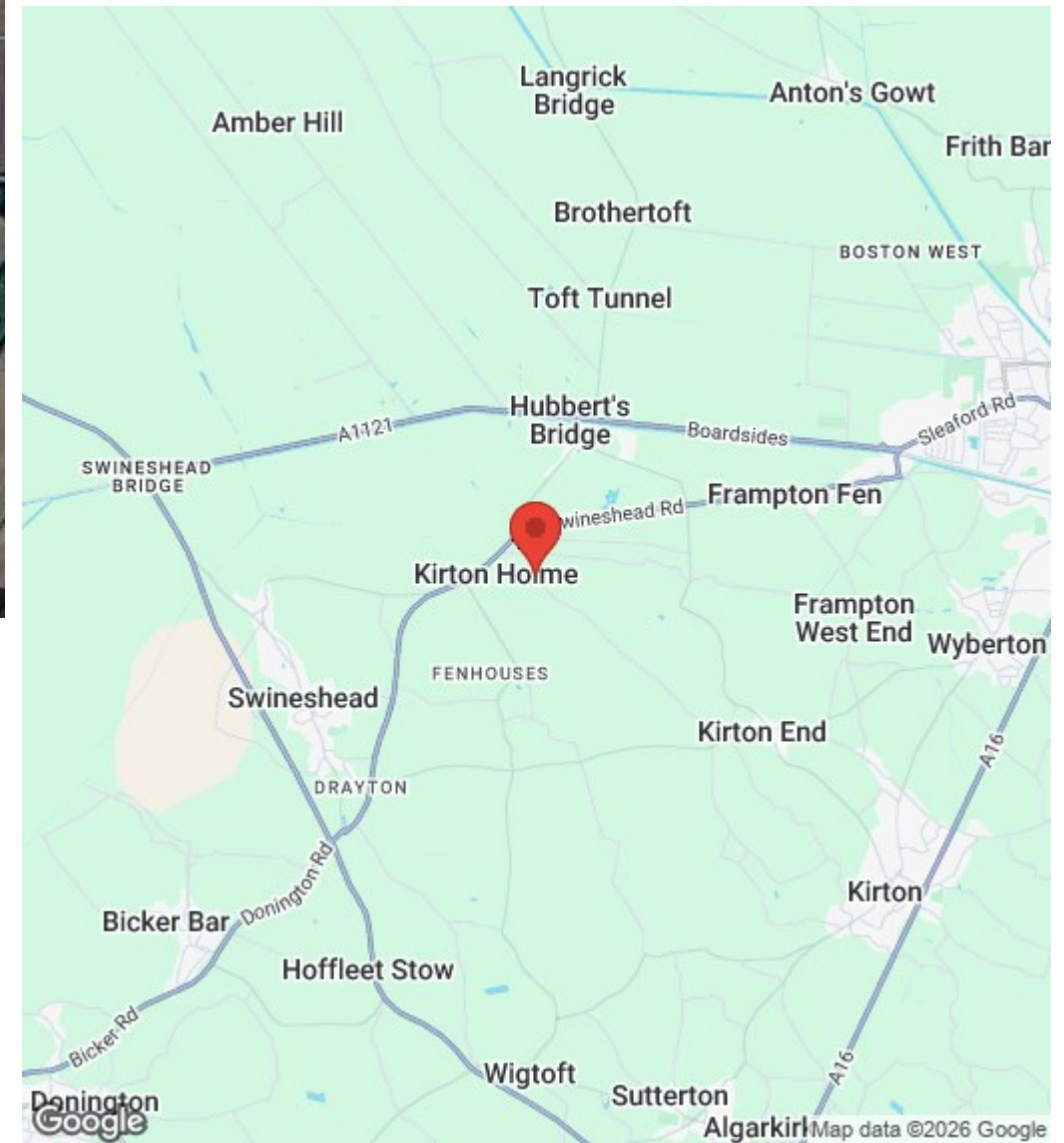
Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360





**COUNCIL TAX:** – Tax band: C

**ENERGY PERFORMANCE RATING:** E

**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 Sales office  
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