



Holbeach House, High Street

| Faldingworth, Market Rasen | LN8 3SE

£270,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Holbeach House

High Street |

Faldingworth, Market Rasen | LN8 3SE

£270,000

Holbeach House is a Unique Detached Cottage set behind Nicholsons Row in a quiet and tucked away 'oasis' location off the High Street in the popular village of Faldingworth. The village has a thriving community and is served by a Village Hall, Primary School and a Fruit and Veg Market Stall. Anyone looking for a wider selection of amenities including a Secondary School, Station and Leisure Centre can nip into Market Rasen just five miles distance or eleven miles into the City of Lincoln. There is also a bus service to William Farr School at Welton.

This cherished cottage has been lovingly cared for by its current owners, it is warmed by oil fired central heating and retained by double glazing. The well presented accommodation comprises in brief: Entrance Porch, Living Room, Kitchen/Breakfast Room, Study/Bedroom Three, Bathroom and Two First Floor Bedrooms. Outside there are Good Sized Gardens, a Parking Space for One to Two Cars plus a Driveway with Additional Parking for Two to Three Cars and access to the Double Garage.

- Unique Detached Cottage
- Sought After Village
- Modern Kitchen/Breakfast Room
- Ground Floor Bathroom
- Parking for Several Cars
- Tucked Away 'Oasis' of a Location
- Lounge/Diner with Fireplace
- Three Bedrooms
- Good Sized Gardens
- Double Garage

Entrance Porch

Approached via uPVC entrance door. Single glazed windows to sides. Inner door to:-

Lounge/Dining Room

10'10 x 19'5 (3.30m x 5.92m)

Brick fireplace with wooden mantel. Beamed ceiling. Two windows to the front. Two radiators. Stairs to First Floor. Door to:-





Modern Kitchen/Breakfast Room

8'4 x 20'2 (2.54m x 6.15m)

Pale grey coloured wall and base units. Black work-surfaces with inset single drainer, stainless steel sink top. AEG electric oven, hob and extractor. Built-in dishwasher. Windows to side and rear. uPVC double glazed, double doors to garden. Radiator. Door to:-

Inner Lobby

Utility Cupboard with radiator and single glazed window to side. Doors to:-

Study/Bedroom Three

11'5 x 7'1 max (3.48m x 2.16m max)

Windows to front and side. Double radiator.

Ground Floor Modern Bathroom

White suite of panelled bath with shower and screen over. Wash hand basin in vanity unit with drawers and cupboards. Low Level W.C. Victorian style radiator. Window to rear.

Landing

Latched doors off.

Bedroom One

10'11 x 9'7 (3.33m x 2.92m)

Eaves storage. Window to front. Double radiator.

Bedroom Two

7'9 x 10'3 (2.36m x 3.12m)

Window to front. Double radiator. Wardrobe recess.

Garden

Being mostly lawned and to the front and side of the cottage.

Rear Courtyard/Parking Area

Approached via metal gates. Parking for Three to Four cars. Access to:-

Double Garage

Accessed via double opening doors.

Additional Parking

For One to Two cars.

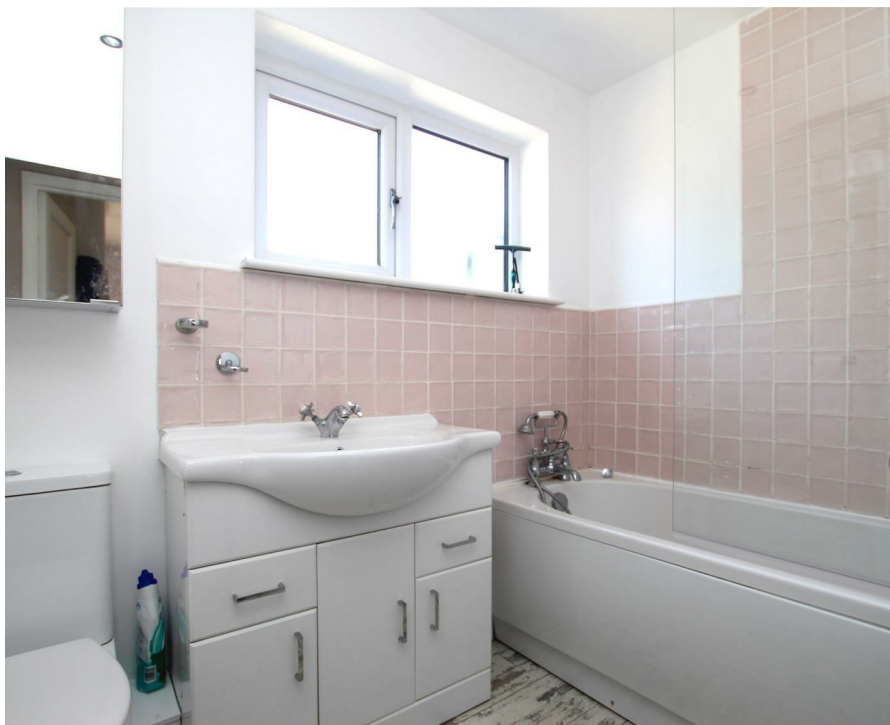
Additional Information

EPC Rating: T.B.C.

Tenure: Freehold


Council Tax Band: B - West Lindsey

Services: All mains connected except gas



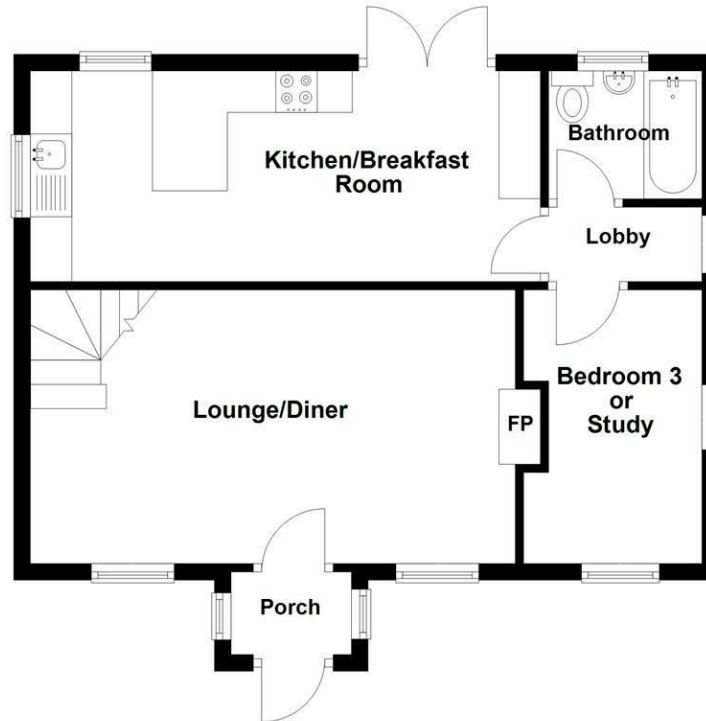


Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

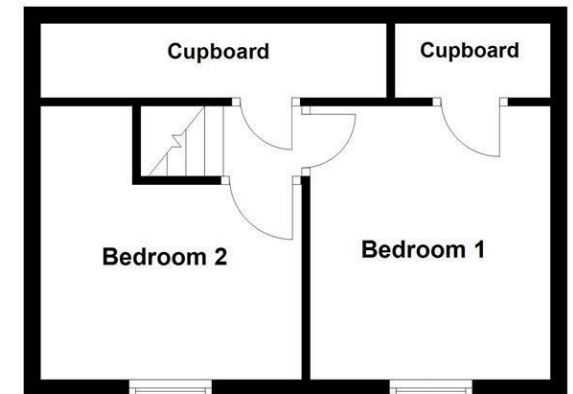
Ground Floor

Approx. 57.4 sq. metres (618.1 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.5 sq. feet)



Total area: approx. 83.9 sq. metres (902.6 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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Agents Note:

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.