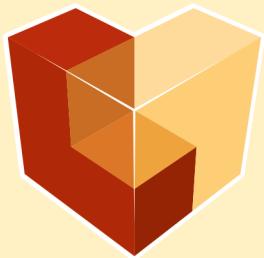


EST 1770



Longstaff[®]

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Gate Farm, Holbeach Road, Spalding PE12 6JR

£610,000 Freehold

- Large Multi Purpose Outbuilding
- 2 Acres
- Nicely Presented
- Extensive Parking Area
- Recently Refitted Kitchen and Bathroom

Exciting opportunity to acquire a 3 bedroom bungalow situated on the edge of Spalding, together with 2 acres of land and a multi-purpose outbuilding. Gated entrance, extensive off-road parking. Well presented accommodation comprising entrance hallway, lounge, kitchen, dining room, 3 bedrooms, bathroom, study/office, utility room and cloakroom.

SPALDING 01775 766766 BOURNE 01778 420406

**ACCOMMODATION**

Obscured leaded composite door leading into:

ENTRANCE HALLWAY

16' 2" x 14' 9" (4.95m x 4.52m) maximum Skimmed ceiling, inset LED lighting, double radiator, Hives central heating thermostat, 2 double door storage cupboards, solid oak glazed door into:

LOUNGE

10' 11" x 15' 10" (3.33m x 4.84m) UPVC double glazed window to the front and side elevations, double radiator, TV point, USB charging point.

From the Entrance Hallway a solid oak part glazed door leads into:



KITCHEN

9' 1" x 12' 3" (2.78m x 3.75m) UPVC double glazed window to the rear elevation, skinned ceiling, inset LED lighting, fitted with a wide range of base, eye level and drawer units, Quartz worktops over, inset sink with mixer tap, integrated larder fridge, tall boy cupboards, integrated appliances including dishwasher, stainless steel combination microwave, double fan assisted electric oven, Lamona induction hob with Quartz splashbacks, canopy extractor hood over, solid oak part glazed door into:



DINING ROOM

11' 10" x 13' 7" (3.61m x 4.16m) UPVC double glazed window to the side elevation, skinned ceiling, inset LED lighting, double radiator, TV point, USB charging point, oak double door larder cupboard.

From the Entrance Hallway solid oak door leads into:

BEDROOM 2

9' 10" x 12' 3" (3.02m x 3.75m) UPVC double glazed window to the front elevation, skinned ceiling, centre light point, double radiator, USB charging point.

From the Entrance Hallway a solid oak door leads into:

BEDROOM 1

8' 8" x 12' 1" (2.65m x 3.70m) UPVC double glazed window to the front elevation, skinned ceiling, centre light point, radiator, USB charging point, TV point.

From the Entrance Hallway a solid oak door leads into:

BEDROOM 3

9' 11" x 10' 6" (3.03m x 3.21m) UPVC double glazed window to the rear elevation, skinned ceiling, centre light point, double radiator.

From the Entrance Hallway a solid oak door leads into:

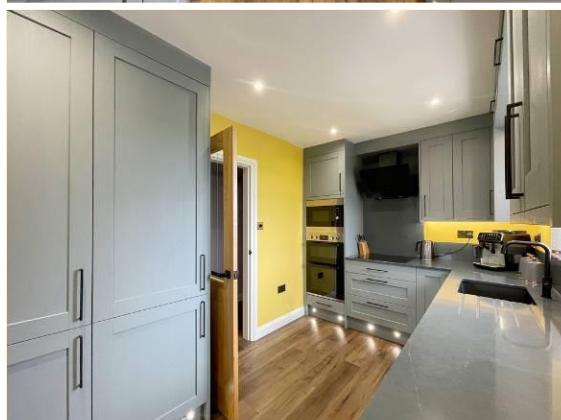
FAMILY BATHROOM

5' 11" x 6' 4" (1.82m x 1.94m) Obscured UPVC double glazed window to the rear elevation, skinned ceiling, inset LED lighting, mermaid boarding, extractor fan, graphite stainless steel heated towel rail, illuminated mirror, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, 'P' shaped bath with corner mixer tap, shower screen and fitted thermostatic rainfall shower and further shower attachment tap over the bath.

From the Kitchen a solid oak glazed door leads into:

LOBBY

3' 10" x 5' 8" (1.17m x 1.75m) Composite obscured leaded double glazed door to the side elevation, skinned ceiling, inset LED lighting, solid oak door into:





STUDY/OFFICE

10' 3" x 10' 7" (3.14m x 3.25m) UPVC double glazed window to the rear elevation, skinned ceiling, inset LED lighting, double radiator, USB charging points.

UTILITY ROOM

6' 0" x 5' 11" (1.84m x 1.81m) Obscured UPVC double glazed window to the rear elevation, skinned ceiling, inset LED lighting, worktop, larder unit, plumbing and space for washing machine, space for tumble dryer, wall mounted Worcester gas boiler, solid oak door into:



CLOAKROOM

2' 7" x 5' 8" (0.80m x 1.75m) Obscured UPVC double glazed window to the rear elevation, skinned ceiling, mermaid board, inset LED lighting, graphite fitted towel rail, fitted with a two piece suite comprising low level WC and corner wash hand basin with mixer tap fitted into vanity unit with storage below.

EXTERIOR

Brick walled entrance with pillars and wrought iron electric double gates leading on to extensive gravelled driveway providing multiple off-road parking for vehicles. Wrought iron gated pedestrian access.



There is an extensive flagstone patio area to the front with further patio area, fitted dog kennels (2 single and one double), the double kennel has lighting, galvanised run, wooden garden shed with power and lighting.

Flood lighting, further gardens sheds, vegetable patch, gated access via gravelled area and flagstone patio, 2 garden sheds and a lawn leading into:

REAR GARDEN

Approximately 2 acres of lawned area, variety of mature trees, hedge and shrub borders, 2 cold water taps, summerhouse with power and lighting.



Galvanised garden room with windows to both sides and to the rear, power, lighting, sliding door to the side elevation.

SIDE SECRET GARDEN

Extensive patio, gravelled area, wide range of mature shrubs and trees.

HANGER

Roller door to the front elevation (currently blocked off but can easily be made accessible again) and an electric roller door to the side elevation.



PARKING AREA

14' 6" x 19' 9" (4.42m x 6.04m) Power and lighting.

UPVC obscured double glazed door leading into:

WORKSHOP

19' 5" x 44' 1" (5.93m x 13.46m) Wood panelling to ceiling, extensive strip lighting, power and electric points, 4 electric wall heaters, shelving units, 2 UPVC double glazed windows to the side elevation, UPVC double glazed bi-fold doors to the side elevation, opening into:



STORAGE AREA/WORKSHOP

24' 8" x 59' 7" (7.52m x 18.18m) Strip lighting, shelving, separate electric consumer unit board, work benches, steel staircase off rising to:

LOFT ROOM/STORAGE

22' 11" x 56' 6" (6.99m x 17.24m) Fully boarded with power and lighting.

SERVICES

Mains water and electricity. Gas central heating.

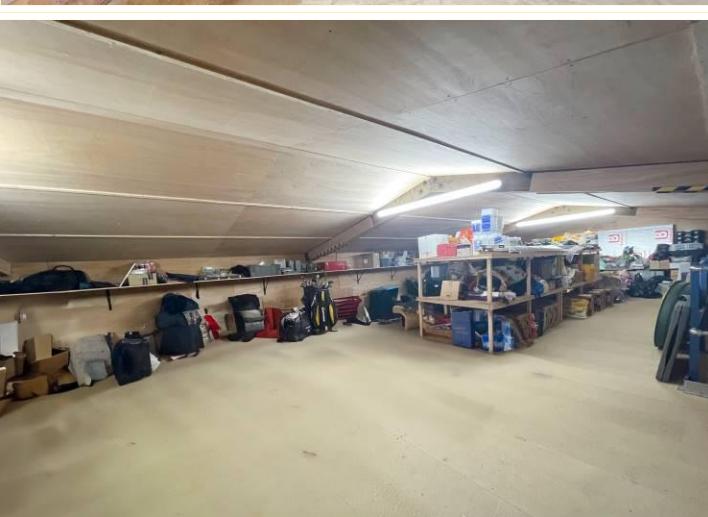
Drainage to a septic tank with soakaway.

DIRECTIONS

From Spalding proceed along Holbeach Road passing Springfields and continue to the main roundabout taking the third exit on to the A16. Continue to the next roundabout taking the first exit signposted Weston Hills. Continue along for approximately one and a half miles and turn left onto Swindlers Drove, follow the road and the property will be located on the right hand side.







GROUND FLOOR



TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ref: S11833 (August 2025)

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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