



Ivy Holme, 51 Station Road, Halton Holegate

£315,000



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**Willsons**  
SINCE 1842



Ivy Holme 51 Station Road,  
Halton Holegate, Spilsby,  
Lincolnshire, PE23 5PB

### "AGENT'S COMMENTS"

*This detached character cottage has been empathetically renovated to offer a "move-in" ready home in the sought after semi-rural village of Halton Holegate. The property offers a modern kitchen with integrated appliances and breakfast bar, both dining and living rooms with wood-burning stoves, family bathroom and additional ground floor shower room. Benefitting from uPVC windows and doors throughout, oil fired central heating, both single and double garages, dual access driveways and wrap around gardens.*

### LOCATION

*Halton Holegate is a small village circa one mile to the east of Spilsby and has its own primary school and public house. Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops, supermarkets, doctors, dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston bus routes, holds a weekly street market and offers a number of clubs and societies for all ages.*



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### Front of Property

Dual access driveway providing an area of parking set to gravel to the side of the property and separate large concrete area with second independent road access providing additional parking to the front of the garages and bordered by raised landscaped gardens, fencing and hedges.

### Front Entrance Porch

2'7" x 2'7" (0.8m x 0.8m)

With uPVC partially glazed front door with glazed name plate over and LVT click flooring.

### Living Room

10'9" x 11'9" (3.3m x 3.6m)

Dual aspect room with wood burning stove to chimney breast wall, hearth and mantle, radiator, windows to the front and side of the property and LVT click flooring.

### Dining Room

12'9" x 11'9" (3.9m x 3.6m)

With chimney breast wall and wood burning stove in recessed tiled fireplace with wooden mantle, storage unit shelving to the left-hand side, understairs cupboard, radiator, window to the front and LVT click flooring.

### Utility

6'10" x 3'7" (2.1m x 1.1m)

With worktop and storage, space and plumbing for washing machine and LVT click flooring.

### Ground Floor Shower Room

6'6" x 5'2" (2.0m x 1.6m)

With WC, sink with vanity combination unit, corner shower cubicle with glazed enclosure and electric shower, uPVC wall boarding, electric heated towel rail, recessed downlighting, obscured glass window to the rear and vinyl flooring.

### Kitchen

15'1" x 10'2" (4.6m x 3.1m)

Dual aspect room with range of wall and base units with under-unit lighting, LPG range cooker with two electric ovens, grill and five gas burners in open chimney breast alcove with additional storage to either side and integrated extractor, ceramic sink with 1.5 bowls and mixer tap, integrated 60/40 fridge freezer, dishwasher and wine refrigerator, recessed down lighting and feature pendant lighting over corresponding breakfast bar island with additional storage, two integral wine racks, radiator, windows to the front and rear of the property and LVT click flooring.

### Side Entrance Porch

5'6" x 3'7" (1.7m x 1.1m)

Of half brick wall and wooden construction with ornate hand-made Tudor style door with wooden double glazed windows, partial decorative wall boarding, wooden single glazed internal door and window to the kitchen and tiled floor.

### First Floor Landing

2'7" x 2'3" (0.8m x 0.7m)

Split level landing with carpeted flooring and partially vaulted ceiling.

### Bedroom One

11'9" x 11'9" (3.6m x 3.6m)

With high level vaulted ceilings, loft access, radiator, partial decorative wall boarding, window to the front of the property and carpeted flooring.

### Bedroom Two

11'5" x 10'9" (3.5m x 3.3m)

With chimney breast wall, partial decorative wall boarding, radiator, built-in wardrobe over the stairs (1.0m x 1.1m), high level vaulted ceilings, window to the front of the property and carpeted flooring.

### Bathroom

9'6" x 6'10" (2.9m x 2.1m)

With two-tone bathroom furniture to include dual wash basin vanity unit with wall hung illuminated demisting mirror over, WC, freestanding roll top bath with mixer tap and handset, heated towel rail, recessed down lighting, window with obscured glass to the side and vinyl flooring.

### Garden

Leading across the front and left-hand side of the property with areas of gravel and traditional brick pathways, external porch to the centre of the property, with an area of decking, concrete pathways with shrubs and plants, trailing wisteria and two large bay trees to the side. There is a further paved patio area to the rear of the property with outside tap, external oil combination boiler, attached wood store and garden shed. The garden has boundaries of hedging and fencing.

### Double Garage

Concrete sectional garage with two up-and-over doors, power and lighting with concrete flooring.

### Single Garage

21'11" x 10'11" (6.7m x 3.35m)

With up-and-over door, part-insulated roof, power and lighting, window to the side and concrete floor.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property. Heating is via an oil-fired central heating system.

### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0265-2837-7279-9521-3521.

### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

From the main A16 near Spilsby, drive through the town of Spilsby heading east on the B1195 to the village of Holton Hologate. Turn right into Station Road and the property can be found after 350 metres on the left, on a slight double bend. What3words - ///absorb.unstated.frail







## FLOORPLAN

**Not to scale – For identification purposes only**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

