

HALFWAY HOME

**154 DOG DROVE SOUTH, HOLBEACH DROVE, SPALDING,
LINCOLNSHIRE PE12 0SD**

AN APPROX. 2 ACRE SMALLHOLDING WITH AN EXCELLENT RANGE OF NGRC
KENNELS ALL SITUATED IN
AN ACCESSIBLE RURAL LOCATION

Ref: JB/AT/656E

HALFWAY HOME

**154 DOG DROVE SOUTH, HOLBEACH DROVE, SPALDING
LINCOLNSHIRE PE12 0SD**

Approximate Distances:

Crowland - 6 miles ♦ Spalding - 12 miles ♦ Peterborough - 12 miles

Detached Bungalow

Entrance Hall ♦ Living Room ♦ Kitchen/Dining Room ♦ Utility Room ♦ Four Bedrooms ♦
Two Bathrooms

Outside

⌘ Kennel Block with Twelve Doubles and Six Singles ♦ Two Stables ♦ 300 Yard Greyhound
Gallop

Three Dog Paddocks ♦ Planning Permission for Triple Garage

IN ALL APPROX. 2 ACRES

(About 0.8 Hectares)

THE RESIDENCE

A detached bungalow presented and decorated to a high standard throughout and being
subject to significant

extension and renovation with double glazing and oil fired central heating. The
accommodation with approximate

room sizes is as follows:

ENTRANCE HALL door and window to front, radiator, telephone point, access to loft
LIVING ROOM 21'10 x 13'5 (about 6.6m x 4m) bay window to front, window to side,
Yorkshire stone fireplace housing electric fire, two radiators, telephone and
TV points

KITCHEN/DINING ROOM 27'1 x 11'4 (about 8.2m x 3.4m) two windows to one side,
window to other

side, French doors and window to rear, fitted with matching range of wall
and base units with worktops over, 1½ bowl sink, Stoves range with extractor
hood, built in dishwasher, tiled floors, radiator, spotlights, tiled surround,
space for table and chairs

UTILITY ROOM door to front, window to side, worktops, tiled floor, oil boiler, space and
plumbing for washing machine

BEDROOM ONE 20'10 x 13' (about 6.3m x 4m) window to side, French doors and window
to

rear, radiator, TV point, wood flooring

BEDROOM TWO 13'2 x 10'6 (about 4m x 3.2m) window to front, radiator, TV point

BEDROOM THREE 17'6 x 13'1 (about 5.3m x 4m) bay window to front, TV point, radiator,
walk in wardrobe

BEDROOM FOUR 11'5 x 7'7 (about 3.4m x 2.3m) window to rear, radiator

filling station/general store is approximately 1 mile. Crowland is approximately 6 miles distance with a good range of facilities including retail outlets and schooling. Spalding and Peterborough are approximately 12 miles with a wide range of facilities including numerous retail outlets, banking facilities, health services, schooling, transport links and leisure and recreational facilities.

DIRECTIONS

From Peterborough take the A47 for a short distance and turn left at the roundabout onto the A1073 signposted to Eye and Crowland. Continue past Crowland and turn right at the Radar Tower onto the B1166 towards Whaplode Drove, Wisbech and Holbeach Drove. After approximately 50 yards bear left and proceed for approximately 3 miles. Dog Drove South is the third turning on the right hand side and Halfway Home will be found after approximately 150 yards on the right hand side.

RURAL SCENE FOR THE VENDORS AND THEMSELVES GIVE NOTICE THAT THESE PARTICULARS ARE SET OUT AS A GENERAL GUIDELINE FOR INTENDING PURCHASERS, AND DO NOT CONSTITUTE AN OFFER OF CONTRACT.
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Kennels Kennels (Internal)

Dog Paddocks Rear of Residence Interior

Interior Interior Interior

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited HALFWAY HOME, but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

VIEWING

Strictly by appointment only with the Agents

RURAL SCENE - TEL 01264 850700

PRICE GUIDE OIEO £350,000

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Dog Drove South, Holbeach Drove, Lincolnshire | Offers in excess of £410,000 | 4 bedroom Bungalow

Property details

Photos Floorplans Map Satellite Street view



1 of 11

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Larger photos

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Key features

- Detached Bungalow
- Semi Rural Location
- Four Bedrooms
- Stables
- 12 NGRC Approved Kennels
- 1.9 Acres
- Double Glazing
- Oil Fired Central Heating

Full description

This detached bungalow is situated in a semi rural location boasting 1.9 acres, 12 double NGRC approved kennels and stabling. The accommodation comprises a kitchen/diner with a range of wall, base and drawer units, tiled splash backs, cooker with hood over, space for an American fridge/freezer and french doors to the garden. The utility has plumbing for a washing machine, a tiled floor and houses the boiler. The lounge has a bay window to the front and a york stone fire surround with electric fire. Bedroom one has a laminate floor and french doors to the garden. Bedroom two has built in wardrobes and a bay window to the front. There are also two further bedrooms. Bathroom one has a bath with shower over plus screen, sink with vanity unit, WC and partly tiled walls. Bathroom two has a bath with shower over plus screen, sink WC and fully tiled walls. Outside to the front of the property there is ample off road parking and gates to one side giving vehicular access. The rear has a lawn, paddock area, two stables and 12 double NGRC approved kennels, all enclosed by fencing. Viewing is highly recommended on this large detached bungalow sitting on approximately 1.9 acres with planning permission for a triple garage which has the base already in place. **DIRECTIONS** Start out on Nene Quay, at Freedom Bridge roundabout take the 1st exit onto the A1101 signposted Spalding, branch left onto Sleaford, cross bridge, keep in left hand lane then continue forward onto the A1101 signposted Spalding, branch left onto Dowgate Road - B1169 signposted Leverington/Parson Drove, continue forward onto Leverington Common, at crossroads turn right onto The Bank - B1166 signposted Gedney Hill/Crowland, bear right onto Station Road, bear left onto Lincoln's Avenue, bear left onto West Drove - B1166, bear right onto Mill Lane - B1166, turn left onto Drove Road - B1166, turn left onto Dog Drove. **GENERAL INFORMATION** COUNCIL: For further information please contact South Holland District Council (01775) 761161. **SERVICES:** Mains electricity and water. Cesspit.

Request more information

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Offers in Excess of £410,000 | Dog Drove South, Holbeach Drove, Lincolnshire | 4 Bedrooms



Features

- Detached Bungalow
- Stables
- Double Glazing
- Semi Rural Location
- 12 NGRC Approved Kennels
- Oil Fired Central Heating
- Four Bedrooms
- 1.9 Acres

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DETAILS

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• Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.