SIDE ACCESS/GARDEN
Laurel and beech hedges. Various specimen trees and shrubs.



REAR ENCLOSED GARDEN
The rear garden is private and enclosed with mature laurel hedgerow and laid to lawn. Patio with sunken terrace. Rockery. Shrub borders. Covered BBQ area/rear porch. Willow tree. Coal bunker.

YARD
Approach from Cranesgate via tarmacadam road. Hardstanding (Main storage yard). Oil storage tank.

PADDOCK
7.62m(25'0") x 9.14m(30'0") approx

STABLE BLOCK
Including two boxes and hay store/tack room

GLASS HOUSES
8.53m(28'0") x 7.32m(24'0")

FURTHER PARCEL OF LAND

NOTE: THE VENDORS OF THE PROPERTY ARE ASSOCIATED WITH SEDGE HOMES LIMITED

DIRECTIONS
Take the A151 towards Holbeach-through the village of Moulton and onto Whaplode. On your left will be a 4 x 4 garage-turn right into Eastgate and proceed along this road-turn left into Sholtsgate and continue on this road for approximately a mile and a half and the property can be found on the right just before the cross roads.



TENURE
Freehold with vacant possession on completion.

SERVICES
Private drainage system
Mains electricity
Mains water

COUNCIL TAX BAND
The property is in Council Tax Band: C