



**The Chase, Hurn Bank, Holbeach, Spalding, Lincolnshire PE12 8JG £435,000**



**\*\*\* VERSATILE FAMILY HOME \*\*\*** This stunning five bedroom detached self-build showcases impeccable craftsmanship with a focus on detail. A gated entrance leads to a gravel driveway that provides plenty of off-road parking and access to the double garage. Comprising three versatile reception rooms, with one featuring a beautiful inglenook fireplace as a central design element. The heart of the home is the generous kitchen/diner, equipped with a Rangemaster cooker and plenty of space for entertaining. Upstairs, there five bedrooms, with an en-suite and dressing room to the principle bedroom. A four piece bathroom suite completes the upstairs accommodation. Outside, the side garden has a patio leading to lawn which has a variety of trees and shrubs. A paved patio area is ideal for outdoor dining, while a discreet metal shed hides the oil tank. The property is designed for ease of outdoor living, with features like an outside tap and electric point, making it perfect for hosting events or simply enjoying the tranquil surroundings. A brick outbuilding offers additional storage or potential for creative use. The double garage, with two up-and-over doors, provides secure parking and storage space. It also houses the boiler, a sink, and hot and cold water taps. This executive property is not to be missed. EPC Energy Rating C - Council Tax Band E.



ENTRANCE HALL

Half turn stairs to first floor accommodation with storage under and double radiator.

LOUNGE

17' 8" max x 14' 7" max (5.38m x 4.45m) (Approx) Window to the front, French doors to the side garden with windows either side, inglenook fireplace with multifuel burning stove and radiator.

DINING/RECEPTION ROOM

17' 7" max x 11' 10" (5.36m x 3.61m) Window to the rear, radiator, feature exposed brick to wall.

STUDY

15' 0" max x 7' 8" (4.57m x 2.34m) Window to the front and radiator.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and low level WC. Partly tiled, window to the front and radiator.

KITCHEN/DINING ROOM

Kitchen:

15' 0" x 14' 4" (4.57m x 4.37m) (Approx)

Fitted with a range of base and eye level units with worktops over, Rangemaster with cooker hood over, partly tiled, sink with half bowl and drainer with mixer tap over, integrated dishwasher, island with storage under, window to the rear. Space for fridge freezer, tiled flooring, radiator and spotlights.

Dining Area:

10' 5" x 9' 8" (3.17m x 2.95m) (Approx)

French doors to rear garden with windows either side, radiator and tiled flooring.

UTILITY ROOM

9' 8" x 6' 5" (2.95m x 1.96m) (Approx) Fitted with a range of eye level and base units with worktops over, partly tiled. Sink and drainer with mixer tap over, space and plumbing for washing machine and tumble dryer. Window to the rear, door to the side, tiled flooring and radiator.

GALLERIED LANDING

Loft access and radiator.

PRINCIPLE BEDROOM

17' 7" x 14' 7" (5.36m x 4.45m) (Approx) Windows to the front and side, radiator.

DRESSING ROOM

8' 7" x 7' 1" (2.62m x 2.16m) (Approx) Hanging rails, shelving and radiator.

EN-SUITE

Fitted with a three piece suite comprising oversized shower cubicle, wash hand basin and low level WC. Chrome heated towel rail, partly tiled, spotlights and window to the rear.

BEDROOM TWO

15' 3" x 14' 7" (4.65m x 4.45m) (Approx) Windows to the side and rear, storage cupboard and radiator.

BEDROOM THREE

12' 4" x 9' 8" (3.76m x 2.95m) (Approx) Window to the rear and radiator.

BEDROOM FOUR

10' 8" x 8' 2" (3.25m x 2.49m) (Approx) Window to the rear, storage cupboard and radiator.

BEDROOM FIVE

10' 8" x 7' 1" (3.25m x 2.16m) (Approx) Window to the front and radiator.

BATHROOM

Fitted with a four piece suite comprising bath with telephone taps, wash hand basin, low level WC and oversized shower cubicle with rainfall shower head. Partly tiled, spotlights, heated towel rail and window to the front.

OUTSIDE

To the front, the gated garden is laid to lawn, with an impressive double width gravel driveway leading to the front of the property, and also to the double garage off to the side.

To the rear, the garden is laid to lawn, both to the side and rear, and enclosed by timber fencing, gated to both sides of the house. Two patio areas can be found, one by the kitchen / dining area and utility room, and the other by the lounge. The garden is well stocked with mature shrubs and bushes. A brick outbuilding, door and window to front, electric and light connected.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

