



LUMLEY LODGE 28 MANOR DRIVE SPALDING, PE12 7LY

£435,000
FREEHOLD

CHAIN FREE

Lumley Lodge is a spacious 4-bedroom detached bungalow with double garage, set on a generous plot at the end of a quiet cul-de-sac close to Holbeach town centre. Well-presented throughout, the property offers a large lounge with feature fireplace, kitchen/diner, utility, four bedrooms including an en-suite to the master, and a family bathroom. While some areas would benefit from modernisation, the fixtures are of excellent quality and in very good condition. Outside, the extensive driveway provides parking for multiple vehicles, complemented by a double garage and wraparound gardens offering both space and privacy.

LUMLEY LODGE 28 MANOR DRIVE

- Spacious 4-bedroom detached bungalow • Peaceful cul-de-sac location close to Holbeach town centre within walking distance of major retailers • Large lounge with dual aspect windows and feature fireplace • Kitchen/diner plus separate utility room • Master bedroom with en-suite shower room • Three further well-proportioned bedrooms • Family bathroom with natural light • Generous plot with wraparound gardens • Extensive driveway parking for multiple vehicles • Double garage with up-and-over door and side access



Summary

Lumley Lodge – Spacious 4-Bedroom Detached Bungalow with Double Garage

Tucked away at the end of a peaceful cul-de-sac and just a short distance from Holbeach town centre, Lumley Lodge is a substantial detached bungalow set on a generous plot, offering space, privacy and excellent potential. Situated on an extensive plot with annex potential subject to planning permission.

The property is well presented throughout, with generous living accommodation. While some aspects would benefit from modernisation, the existing fixtures are of excellent quality and have been maintained to a very high standard – providing an ideal opportunity for buyers to update to their own taste.

Accommodation Comprises:

Hallway – Spacious and welcoming with storage cupboard, double door and side window. (5.64m x 3.53m)

Lounge – A light and airy reception room with dual aspect windows including a feature box window, fireplace and door to hall. (5.21m x 4.32m)

Kitchen/Diner – Window to side and door, ideal for family meals and entertaining. (4.60m x 3.15m)

Utility Room – Practical space with rear window and external door. (2.16m x 3.15m)

Bedroom 1 – Spacious double with window to front and access to: (4.62m x 3.73m)

En-Suite Shower Room – With window to side.

Bedroom 2 – Large double with box window to side and front window. (3.18m x 4.65m)

Bedroom 3 – Another well-proportioned bedroom with box window to side. (2.92m x 3.61m)

Bedroom 4 – Ideal as a guest room or study with side window. (2.16m x 2.95m)

Family Bathroom – With window to side.

Outside

The bungalow sits on a generous plot with extensive driveway parking for multiple vehicles. A double garage (5.31m x 4.75m) with up-and-over door and side access provides further parking and storage. Mature gardens surround the property, enhancing its privacy and creating a fantastic outdoor space.

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LUMLEY LODGE 28 MANOR

ADDITIONAL INFORMATION

Local Authority – South Holland

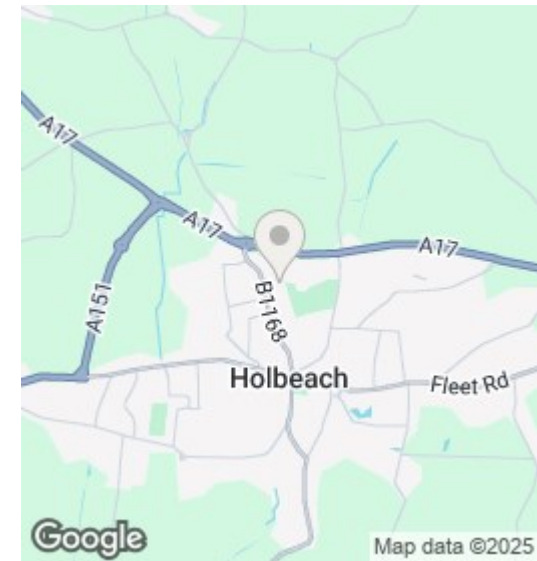
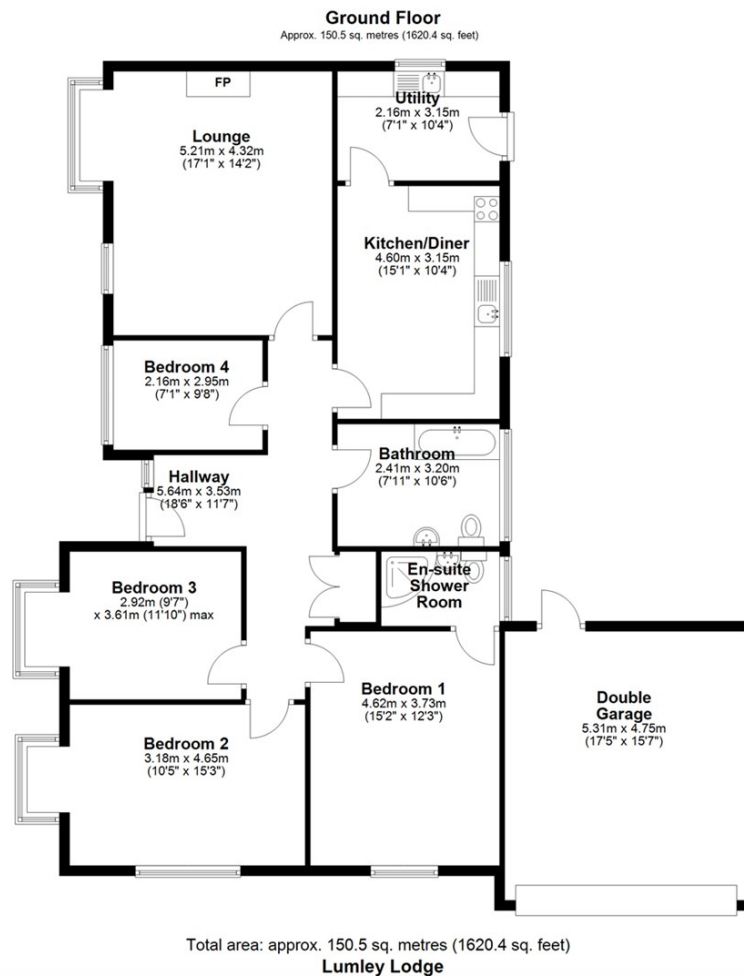
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

