



The Cottage, 34 Halton Fenside  
Halton Hologate, Spilsby, Lincolnshire, PE23 5BD

£475,000

## 4 Bedroom Detached House

- Freehold
- Countryside Residence
- Detached Annexe/Treatment Room
- Large Detached Garage With Electric Roller Door
- Wood Burning Stove
- Generous Private Plot
- Beautiful Countryside Views
- Sought After Location Close To The Wolds
- UPVC Double Glazing, Oil CH
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for The Cottage, 34 Halton Fenside, Halton Hologate, Spilsby, Lincolnshire, PE23 5BD



## Overview

Pygott and Crone are delighted to market 'The Cottage', a spacious detached property set within close proximity to the famous Lincolnshire Wolds and occupying a generous private plot with beautiful countryside views. Having undergone full renovation to the ground floor within recent months with stylish fittings this property also has the added benefit of a large detached garage with electric door and a detached two Bedroom self-contained potential annexe which is currently being used as a treatment room.



Externally the property is located on a quiet semi-rural road and a large driveway provides ample off road parking. Leading through a gated entrance the driveway continues towards the detached garage and to the rear of the property where a large lawned garden can be found with a seating area. The detached potential annexe/treatment room is also found to the rear and has accommodation comprising, Lounge, Two Bedrooms, Kitchen Diner and a Shower Room.

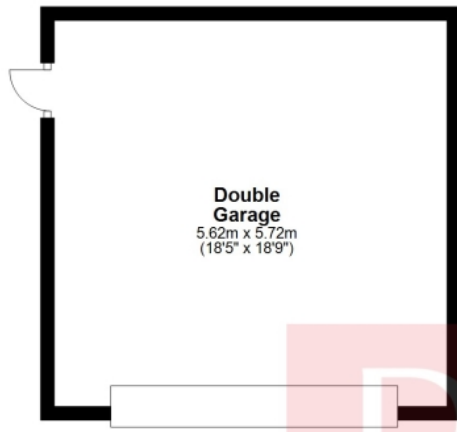
The property itself offers light and airy spacious accommodation briefly comprising, Entrance Hall With Wood-Burning Stove, Lounge, Dining Room, Garden Room, Fitted Kitchen and Utility Room and a Shower Room to the ground floor. To the first floor there are three Double Bedrooms and the Family Bathroom. There is also a further Storage Room/Small Office. A viewing of this property is highly advised to appreciate the fantastic position, beautiful countryside views and quality of accommodation that is on offer.





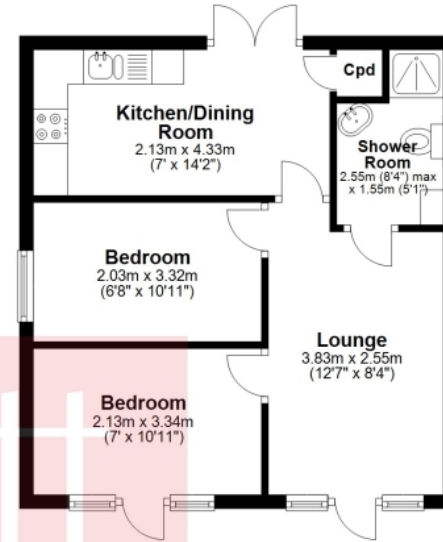
### Garage

Approx. 32.1 sq. metres (346.0 sq. feet)



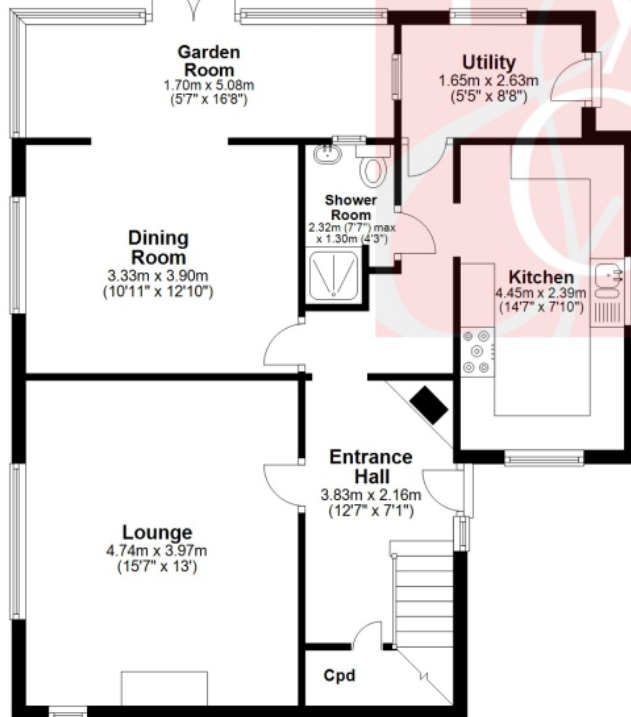
### Annexe

Approx. 38.8 sq. metres (417.7 sq. feet)



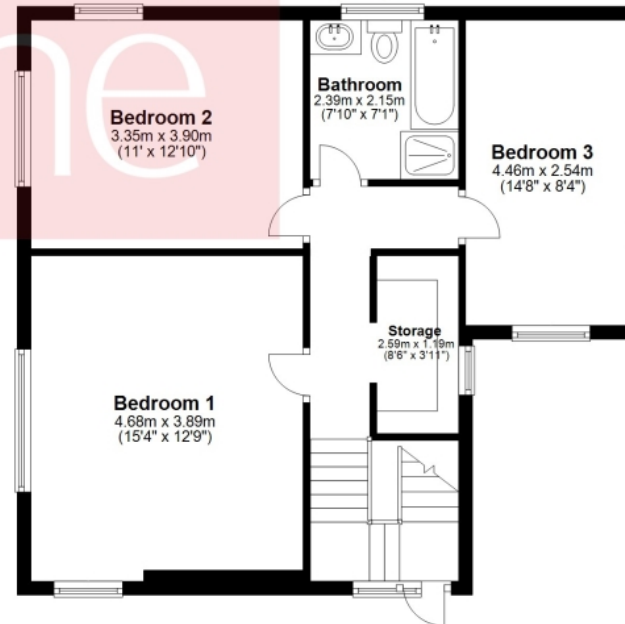
### Ground Floor

Approx. 75.7 sq. metres (814.7 sq. feet)



### First Floor

Approx. 62.1 sq. metres (668.3 sq. feet)



Total area: approx. 208.7 sq. metres (2246.6 sq. feet)



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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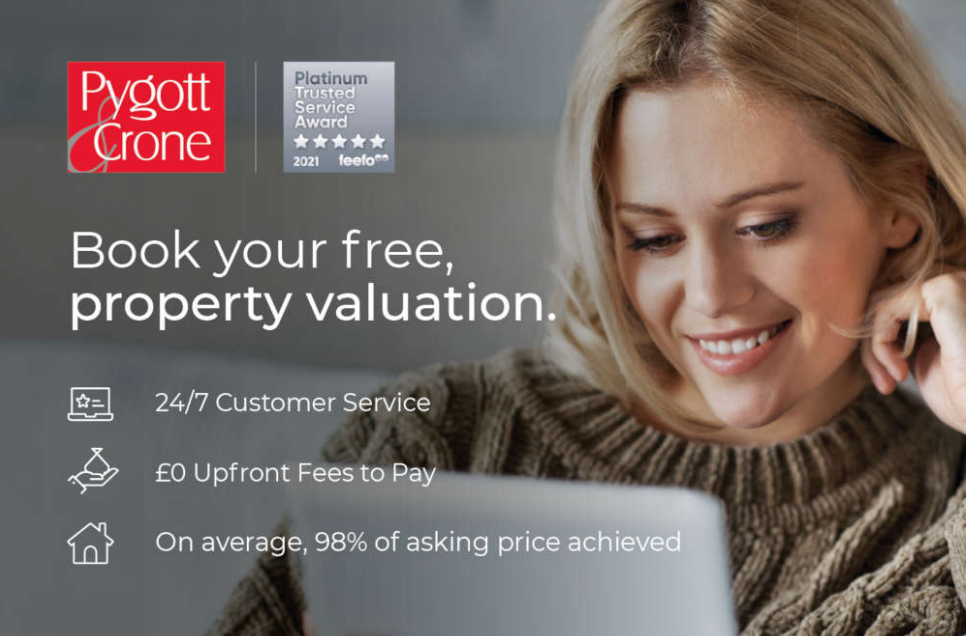
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The Cottage, 34 Halton Fenside, Halton Holegate  
is on the market with our Boston branch

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