



## LINCOLNSHIRE, KIRTON HOLME

£204,000 GUIDE PRICE

Ref: C350

Type: Detached Bungalow

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Tenure: Freehold

[Make Enquiry](#)[Floorplan \(https://www.acorus.co.uk/wp-content/uploads/2020/03/FLP\\_377345\\_1\\_large.png\)](https://www.acorus.co.uk/wp-content/uploads/2020/03/FLP_377345_1_large.png)[View Brochure](#)[https://www.acorus.co.uk/wp-content/uploads/2020/03/MED\\_377345\\_223145.pdf](https://www.acorus.co.uk/wp-content/uploads/2020/03/MED_377345_223145.pdf)[View EPC \(https://www.acorus.co.uk/wp-content/uploads/2020/03/f60aj6gjq.pdf\)](https://www.acorus.co.uk/wp-content/uploads/2020/03/f60aj6gjq.pdf)[Planning Consultancy](#)[Architectural Services](#)[Professional Services](#)

## FULL DETAILS

A detached two bedroom bungalow with two garages and large, mainly lawned established garden.

**THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION** (Please refer to this section in the details for further information).

**FOR SALE BY PRIVATE TREATY** Freehold with vacant possession on completion

**Ref: C350**

**Introduction** This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

**Situation/Location** The property is located in an accessible location close to the A52 within the village of Kirton Holme.

**Description** A detached two bedroom bungalow with two garages and large, mainly lawned established garden.

Ardgraft bungalow was extensively refurbished in 2016 and included an extension, new Kitchen, bathroom, central heating system, internal doors and is now presented in immaculate order.

**Accommodation** With UPVC double glazing throughout, the accommodation comprises:-

### Hallway

Airing cupboard.

### Lounge

4.06m x 3.95m

Electric fire.

### Kitchen

4.46m x 3.01m Modern kitchen with range of wall and base units with granite work surfaces, LPG hob, built-in oven/grill and dishwasher.

### Dining Area

4.06m x 3.01m

### Utility

2.77m x 1.8m Space for a Washer/dryer and sink with single drainer.

### Conservatory

2.16m x 2m

**Bathroom** Bath, walk-in shower, wash hand basin, WC.

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**Bedroom 1**



3.59m x 3.54m

**Bedroom 2**

3.54m x 3.25

**Built-in wardrobe.**

**Outside** Two single garages, one integral (5.8m x 3.05m) with a garage door to front and rear, and one detached.

**Established garden with extensive lawns.**

**Agricultural Occupancy Condition** This property is subject to an agricultural occupancy condition.

The wording of the condition states:-

'The occupation of the dwelling shall be limited to a person wholly or mainly employed, or last employed, locally in agriculture as defined in Section 221(1) of the Town and Country Planning Act 1962, or forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person).'

**Uplift Clause** The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

**Services (not tested)** The property is provided with mains water and electric. Drainage is to a Septic tank and heating is provided by electric.

**Local Authority**

**Boston Borough Council**

**Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR.**

**T: 01205 314 200**

**Viewing** Strictly by appointment with the selling agent Acorus.

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EAST OFFICE

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