



## Holly House

Tanvats, Metheringham Fen, Lincolnshire LN4 3AL





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Lincoln – 13 miles

Grantham – 27 miles with East Coast rail link to London

Boston – 28 miles

Woodhall Spa – 14 miles

Metheringham – 5 miles

(Distance are approximate)

Situated to a most appealing rural position along a 'no through' lane stands this extremely well presented three double bedrooms (two with en-suite) detached chalet bungalow. Internally the property is enhanced by a wide range of versatile accommodation including living kitchen, three reception rooms and utility room. Externally the property enjoys attractively landscaped gardens mostly laid to lawn with countryside views beyond. There is detached double garage with adjoining open fronted double car port and Kota Hut (a hexagon Scandinavian timber hut with central grill/bar-b-que). The shopping, social and educational facilities can be found within the nearby village of Metheringham. A viewing of this unique property is highly recommended to fully appreciate the accommodation and setting on offer. PLEASE NOTE: The property has the benefit of solar panels providing an income and most importantly cheaper energy costs.



### ACCOMMODATION

**Storm Porch** having a uPVC main entrance door to:

**Reception Hall** a lovely entrance to this most appealing home, with timber staircase to first floor having storage cupboard below, wood effect flooring and radiator. Glazed panel doors to each side to accommodation and door to:



**Cloakroom** with a low level WC, pedestal wash hand basin, full width double storage cupboard, wood effect flooring, radiator and coved ceiling.

**Living Room** [22'5" x 13'10" (6.83m x 4.21m)] a dual aspect room having cast iron stove set to carved stone surround, coved ceiling, wood effect flooring, radiator, TV point and power points.

**Living Kitchen** [19'5" x 19'7" (5.91m x 5.96m)] the 'Hub' of this superb home, with patio doors to the rear garden and having a range of fitted units comprising ceramic Belfast style sink inset to ample work surface over base units including integral dishwasher and larder fridge. There is a range oven with five ring electric hob and filter hood over, display cabinets and dresser style unit. Wood effect flooring and ample power points. Doors to further accommodation including:

**Utility Room** [8'1" x 8'1" (2.46m x 2.46m)] with work surface to one wall over base units and space and plumbing for washing machine. There are wall mounted cupboards above, tiled flooring and uPVC door to side of property.

**Dining Room** [11' x 10'7" (3.35m x 3.22m)] a dual aspect room with wood effect flooring, radiator and power points.

**Home Office** with front aspect. This multi-purpose room has wood effect flooring, radiator and power points.

### First Floor

**Landing** with skylights providing excellent natural light, wood effect flooring and doors to:

**Bedroom 1** [13'7" x 10' (4.14m x 3.05m)] a dual aspect room overlooking the rear garden and open countryside beyond and having an extensive range of fitted wardrobes with sliding coloured glass doors, wood effect flooring, radiator, power points and door to:





**En-Suite** with a white suite comprising tiled shower cubicle, pedestal wash hand basin and a low level WC, tiled flooring, radiator and extractor fan.

**Bedroom 2** [13' x 11'3" (3.96m x 3.43m)] a dual aspect room having built in double wardrobe, wood effect flooring, radiator power points and door to:

**En-suite** with a white suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, radiator and extractor fan.

**Bedroom 3** [12'6" x 12' (3.81m x 3.65m)] with sloping ceilings and skylights to each side providing good natural light and having built-in wardrobe, wood effect flooring, radiator and power points.

**Bathroom** with a white suite comprising paneled bath having shower over, wash hand basin over vanity unit and a low level WC, tiled flooring, radiator and fitted cupboards.

## OUTSIDE

The property is approached over a gravel driveway providing ample parking for several vehicles and access to extensive covered parking including **Double Garage** [17'10" x 17' (5.43m x 5.18m)] each with two sets of timber double doors, power, lighting and service door to side. There is also a double open fronted **Garage** [17'10" x 17' (5.43m x 5.18m)] with lighting and power points. The remaining front garden is predominantly laid to lawn with a variety of ornamental shrubs to borders.

The enclosed rear garden is attractively landscaped, mostly laid to lawn with a wide variety of ornamental shrubs to borders and timber pergola. The garden extends to the side of the property providing further lawn and a timber 'Kota Hut' a hexagon Scandinavian Bar B Que and grill with seating and feature lighting.







**ENERGY PERFORMANCE RATING:** tbc

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333

Email: woodhallspa@robert-bell.org;  
Website: <http://www.robert-bell.org>

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