Ravensdale, Bensgate Road, Holbeach, SPALDING, PE12 8NL
welcome to
Ravensdale, Bensgate Road, Holbeach, SPALDING.
Ideal Equestrian property situated on an extensive plot ideal for grazing or paddock area boasting stables and outbuildings. The property itself comprises of Entrance porch leading to hallway, two reception rooms, good sized kitchen dining room, three bedrooms, bathroom and wet room
**Entrance Porch**  
Double glazed entrance door to the front aspect leads into the property.

Tiled flooring

Double glazed windows to the side and front aspects.

**Entrance Hall**  
Single glazed internal door to the front aspect leads into the hall

Radiator, tiled flooring.

**Lounge**  
13’ 1” Plus bay x 12’ max (3.99m Plus bay x 3.66m max)  
Feature open fireplace, wall lights, radiator, telephone and TV point.

Double glazed bay window to the front aspect.

**2nd Reception Room**  
13’ 2” Plus bay x 12’ max (4.01m Plus bay x 3.66m max)  
Feature fireplace, radiator.

Double glazed bay window to the front aspect.

**Kitchen Diner**  

**Kitchen Area**  
13’ 1” max x 9’ 6” max (3.99m max x 2.90m max)  
Fitted kitchen comprising of wall and base units with worksurfaces over, Belfast sink, tiled splashback, range gas oven with gas hob, plumbing for washing machine, radiator.

Double glazed window to the side aspect.

**Dining Area**  
12’ 6” x 11’ 8” (3.81m x 3.56m)  
Fitted units, radiator.

Double glazed window to the side aspect.

Double glazed patio doors to the rear aspect.

**Wet Room**  
9’ 3” x 7’ 5” (2.82m x 2.26m)  
Radiator, airing cupboard.

Double glazed windows to the front, side and rear aspects.

**Landing**  
Loft access

Double glazed window to the front aspect.

**Bedroom One**  
13’ 2” max x 12’ (4.01m max x 3.66m)  
Radiator

Double glazed window to the front aspect.

**Bedroom Two**  
13’ 1” x 9’ 7” max (3.99m x 2.92m max)  
Radiator

Double glazed window to the side aspect.

**Bedroom Three**  
12’ 1” max x 7’ 4” max (3.68m max x 2.24m max)  
Radiator

Double glazed window to the front aspect.

**Bathroom**  
Four piece suite comprising of a bath, shower cubicle, wash hand basin and W/C. Partly tiled, carpeted flooring, radiator.

Double glazed window to the side aspect.

**Exterior**  
Boasting an extensive plot ideal for equestrian use, with grazing land and paddock areas, driveway leading to pre-fabricated double garage and further outbuildings including stables and barn.

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Welcome to
Ravensdale Bensgate Road, Holbeach
Spalding

- Detached House
- Three Bedrooms
- Extensive Plot
- Ideal for Equestrian Use
- Outbuildings

Tenure: Freehold EPC Rating: F

£365,000

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