



**11 Fennell Road, Pinchbeck, Spalding
Lincolnshire PE11 3RP
Price £225,000 Freehold**

*** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS DECEPTIVELY SPACIOUS EXTENDED SEMI-DETACHED HOME ***

Morriss and Mennie Estate Agents are pleased to offer For Sale this extended three/four bedroom SEMI-DETACHED property. Situated in the popular village of Pinchbeck, and is within easy walking distance to Pinchbeck Primary School and the local amenities.

Internally there is a separate entrance hall, with a further internal door opening up to the larger than average dining/family room. There are three doors which open up into the country style kitchen, with the extended garden room or fourth bedroom benefiting from an adjacent en-suite wet room, then continue on into the bright and airy double aspect lounge. The first floor accommodation has doors arranged off from the landing to three good sized bedrooms, with bedroom one and two having modern fitted wardrobes. The modern three piece shower room serves the three upstairs bedrooms.

Externally the property comes with off-road parking which then leads to the SINGLE GARAGE benefiting from an electric remote controlled door. The pedestrian side gate takes you through to the low maintenance rear garden.

Accommodation comprises of :-

Extended Property, Three/Four Bedrooms, Double Aspect Lounge, Dining/Family Room, Garden Room/Fourth Bedroom with an En-Suite, Kitchen, Shower Room, Off-Road Parking, Single Garage with Remote Controlled Electric Garage Door, Low Maintenance Rear Garden, Walking Distance to Local Amenities and Primary School.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the UPVC obscured front door, into the :-

ENTRANCE HALL :

Door leading into the garage.

DINING ROOM / FAMILY ROOM :

18'9" x 11'1" (5.72m x 3.38m)

Stairs leading off to the first floor accommodation, radiator, power points, thermostat control, storage cupboard.

Internal French doors leading into the :-

EXTENDED GARDEN ROOM / BEDROOM FOUR

16'4" x 10'4" (4.98m x 3.15m)

UPVC double glazed French doors leading out to the rear garden, power points, radiator, TV point.

Internal door leading through into the kitchen and lounge.

DOUBLE ASPECT LOUNGE :

19'0" x 11'0" (5.79m x 3.35m)

UPVC double glazed window to the front and to the rear, radiator, power points, TV point, telephone point with wifi.

KITCHEN :

10'3" x 8'9" (max width to alcove 13'7") (3.12m x 2.67m (max width to alcove 4.14m))

UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear, Shaker style base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a five burner Bosch gas hob and extractor hood over, tiled splash backs, power points, radiator, space and point for a fridge/freezer, space and plumbing for a washing machine.

WET ROOM :

UPVC obscured double glazed window to the rear and side, wet room with an electric mixer shower over, pedestal washbasin with taps over, bio bidet W.C. having a heated seat with a push button flush, fully tiled walls, radiator, extractor fan.

LANDING :

UPVC double glazed window to the front, loft hatch, airing cupboard.

BEDROOM ONE :

12'3" x 11'1" (3.73m x 3.38m)

UPVC double glazed window to the rear, radiator, power points, built-in modern wardrobes with shelving and hanging space.

BEDROOM TWO :

11'1" x 8'8" (3.38m x 2.64m)

UPVC double glazed window to the rear, radiator, power points, built-in fitted wardrobes.

BEDROOM THREE :

11'0" x 6'7" (3.35m x 2.01m)

UPVC double glazed window to the front, radiator, power points.

SHOWER ROOM :

UPVC obscured double glazed window to the side, fully tiled shower cubicle with an electric mixer shower over, vanity wash basin with a mixer tap over with storage cupboards beneath, W.C. with a push button flush, fully tiled walls, radiator, skimmed ceiling.

EXTERNALLY ;

The front of the property is enclosed by a brick wall and a picket fence to the side. The concrete off-road parking leads to the single garage along with a pedestrian side gate leading to the privately enclosed rear garden. The rear garden is all low maintenance and is laid to decorative chipping with a patio seating area and a concrete ramp to the kitchen and garden room/bedroom four, there are outside lights and power points.

SINGLE GARAGE :

15'0" x 9'4" (4.57m x 2.84m)

With an electric garage door and has power and lighting connected, fuse box, internal door leading into the entrance hall.

SERVICES :

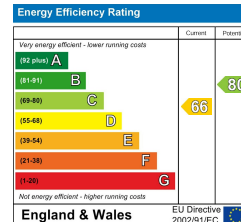
Council Tax Band - B (subject to change)

Energy Efficiency Rating -

Gas Central Heating

DIRECTIONS :

From our office on Bridge Street proceed along Double Street, turn right onto Albion Street, turn left onto West Elloe, turn right onto Pinchbeck Road, at the next two sets of traffic lights go straight over, at the mini roundabout take the first exit onto Rose Lane, turn right onto Fennel Road and the property can be found on the right hand side.



Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm
 Saturday: 9am to 4pm
 Sunday: Closed

Holbeach Office

Mon-Fri 9am to 5.30pm
 Saturday: 9am to 2pm
 Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.

We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

Your home your mortgage

INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

4 Finkin Street | Grantham | NG31 6QZ

T.01476 569090

www.mortgageoptionsonline.co.uk

mortgageoptions