

**Greenrigg Gardens, Spalding,
Lincolnshire PE11 2BP**
Price £309,950 Freehold

*** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS IMMACULATELY PRESENTED INTERIOR DESIGNED DETACHED FAMILY HOME***

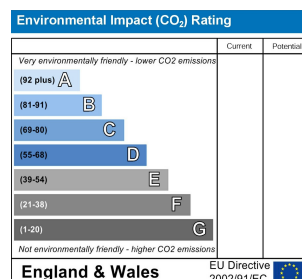
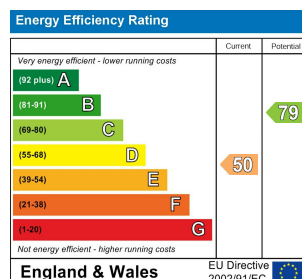
Morriss and Mennie Estate Agents are pleased to offer For Sale this extended immaculately presented interior designed, three bedroom, three reception room DETACHED FAMILY HOME, situated in the popular residential location of Greenrigg Gardens. The property comes with a detached home office/games room in the garden with power and lighting connected.

Internally there is a bright and airy modern entrance hall with doors arranged off to the beautiful show stopping lounge, with modern interior design lighting and a multi-fuel burner. There is a separate downstairs play room/bedroom to the ground floor. Then continuing through to the OPEN PLAN KITCHEN/DINER which has a separate utility and downstairs shower room off. A block archway then leads through to the extended triple aspect garden room with French doors leading out onto the landscaped rear garden. The first floor has a spacious landing with doors arranged off to three good sized bedrooms, with two being generous doubles, along with bedroom one being finished to hotel interior design standard. The modern three piece bathroom suite with a Spa bath serves the three bedrooms.

Externally the property comes with off-road parking for two vehicles, with pedestrian access to both sides of the dwelling, leading to the privately enclosed landscaped rear garden and the detached 22ft home office/games room.

Accommodation comprises of :-

Interior Designed Property, Lounge with Multi-Fuel Burner, Downstairs Play Room/Bedroom, Open Plan Kitchen/Diner, Extended Triple Aspect Garden Room, Utility Room, Downstairs Shower Room, Upstairs Bathroom with Spa Bath, Three Bedrooms with Bedroom One Finished to Hotel Interior Design Standard, Off-Road Parking, Landscaped Rear Garden, 22ft Detached Home Office/Games Room, Cul-De-Sac Location.



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Through the UPVC obscured double glazed front door, into the :-

ENTRANCE HALL :

UPVC obscured double glazed window to the front, stairs leading off to the first floor accommodation, understairs storage, radiator, power points, skimmed ceiling.

DOUBLE ASPECT LOUNGE :

15'5" x 12'5" (4.70m x 3.78m)

UPVC double glazed window to the front and to the side, multi-fuel burner, power points, telephone point, TV point, lowered ceiling with inset lighting.

DOUBLE ASPECT OPEN PLAN KITCHEN / DINER

18'8" x 9'9" (5.69m x 2.97m)



UPVC double glazed window to the rear and to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric double oven and grill with a four burner electric hob with an extractor hood over, space and point for an American fridge freezer, space and plumbing for a dishwasher, tiled splash backs, tiled floor, skimmed ceiling with inset spotlights, TV point.

Through the block archway, into the :-

EXTENDED TRIPLE ASPECT GARDEN ROOM :

12'1" x 9'0" (3.68m x 2.74m)

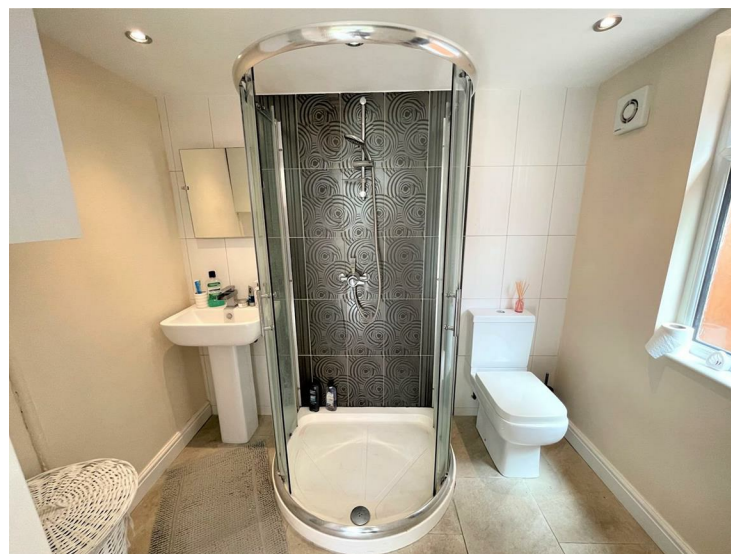
UPVC double glazed windows to both sides and to the rear, UPVC double glazed French doors to the rear garden, tiled floor, radiator, power points, skimmed ceiling with inset spotlights.

UTILITY ROOM :

8'1" x 7'1" (2.46m x 2.16m)

UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear, base and eye level units with a work surface over, space and plumbing for a washing machine, space and point for a tumble dryer, tiled splash backs, tiled floor, skimmed ceiling with inset spotlights, radiator, power points.

DOWNSTAIRS SHOWER ROOM :



UPVC obscured double glazed window to the side, fully tiled shower cubicle with a built-in mixer shower over on a sliding adjustable rail, W.C., with a push button flush, pedestal washbasin with a mixer tap over, tiled splash backs, base and eye level units with storage space, skimmed ceiling with inset spotlights, tiled floor, extractor fan, wall mounted heated towel rail, cupboard housing the wall mounted boiler.

DOWNSTAIRS PLAY ROOM / BEDROOM FOUR

12'3" x 7'7" (3.73m x 2.31m)

UPVC double glazed window to the front and side, radiator, power points, skimmed ceiling with inset spotlights, fuse box.

LANDING :

UPVC double glazed window to the side, skimmed ceiling, power points, loft hatch.

BATHROOM :



UPVC obscured double glazed window to the rear, 'P' shaped Spa bath with multi-jets and a mixer tap over with a hand held shower over, pedestal washbasin with a mixer tap over, tiled splash backs, W.C. with a push button flush, tiled floor, skimmed ceiling with inset spotlights, wall mounted heated towel rail.

BEDROOM ONE :

12'0" x 11'2" (3.66m x 3.40m)



UPVC double glazed window to the front, radiator, power points, skimmed ceiling, LED track lighting above the bed, built-in wardrobe.

BEDROOM TWO / DRESSING ROOM :

11'2" x 10'3" (3.40m x 3.12m)

UPVC double glazed window to the rear, radiator, power points, skimmed ceiling.

BEDROOM THREE :

8'9" x 7'4" (2.67m x 2.24m)

UPVC double glazed window to the front, radiator, power points, built-in cupboard, TV point, skimmed ceiling.

EXTERNALLY :



The front of the property has a driveway with off-road parking for two vehicles, with a laid to lawn area with well established flower and shrub borders and is enclosed by panel fencing. The property benefits from having side gated access to both sides of the dwelling, with the pedestrian access to the right of the property having a side garden which leads to the rear garden, being predominately laid to lawn with a patio seating area spanning across the rear of the property and is enclosed by panel fencing. Additionally there is a courtesy light and an outside tap and a shed. Towards the rear of the garden the Home Office/Games Room can be located.

HOME OFFICE / GAMES ROOM :

22'0" x 17'0" (6.71m x 5.18m)

Two UPVC double glazed windows to the front, UPVC double glazed door to the front, radiator, power points, wall lights, separate fuse box, exposed beams, inset spotlights.

SERVICES :

Council Tax Band - C (subject to change)

Energy Efficiency Rating - E

Gas Central Heating

DIRECTIONS :

From our office on Bridge Street proceed along Double Street, turn right onto Albion Street, take the left slip road just before the traffic lights onto West Elloe Avenue, turn left onto Greenrigg Gardens where 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	Holbeach Office
Mon-Fri Saturday: Sunday:	8.30am to 6pm 9am to 4pm Closed 9am to 5.30pm 9am to 2pm 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.