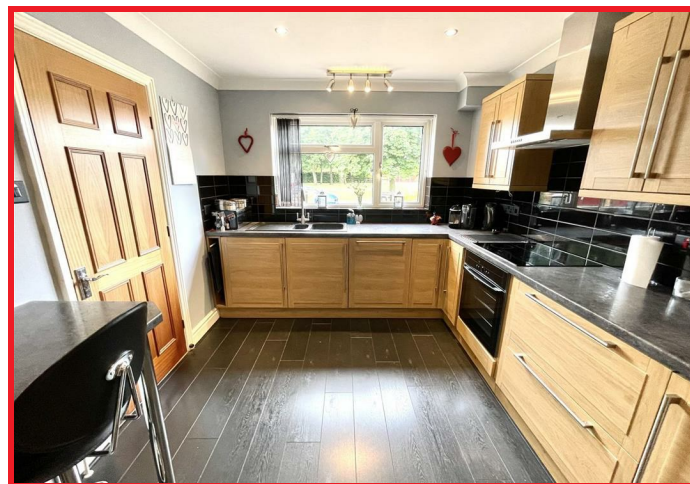




Ground Floor



First Floor



**Amsterdam Gardens, , Spalding
Lincolnshire PE11 3HY
Price £340,000 Freehold**

Morriss and Mennie Estate Agents are pleased to offer For Sale this immaculately presented detached family home situated in a popular residential location, and is within walking distance to the local St. Johns Primary School.

Internally there is a bright and welcoming entrance hall with doors arranged off to the lounge, which benefits having patio doors opening out to the rear garden and an adjacent dining room. Then continuing through the property to the kitchen with its separate utility/laundry room. Finally completing the downstairs accommodation is the cloakroom located within the entrance of the home. The first floor has a spacious landing with doors arranged off to four good sized bedrooms, with bedroom one benefiting from having a modern three piece en-suite. The four piece family bathroom with its Spa bath serves the three remaining bedrooms.

Externally the property benefits from overlooking the communal green to the front, and provides ample off-road parking with a detached double garage. A patio path leads to the side gate and continues through to the rear garden; with the rear garden benefiting from being low maintenance with a number of patio and decorative seating areas and a range of mature shrubs and trees.

Accommodation comprises:

Entrance Hal, Lounge, Dining Room, Kitchen, Utility/Laundry Room, Cloakroom, Four Bedrooms (two with fitted wardrobes), En-Suite to Bedroom One, Four Piece Family Bathroom, Ample Off-Road Parking, Detached Double Garage, Low Maintenance Rear Garden.

Energy Efficiency Rating	
Current	Potential
74	83

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

www.morrissandmennie.com

Through the composite double glazed front door, into the:-

ENTRANCE HALL :
10'10" x 9'7" (3.32 x 2.93)

Stairs leading off to the first floor accommodation, under-stairs storage cupboard, radiator.

LOUNGE :
21'1" x 11'3" (6.45 x 3.45)



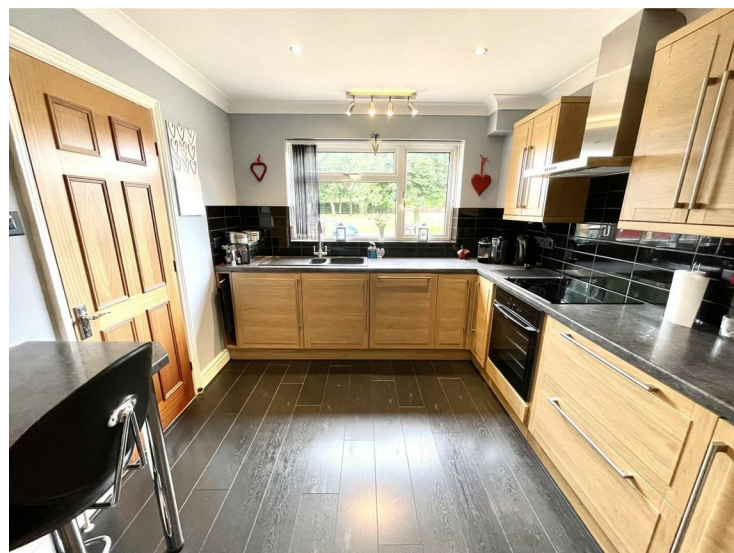
UPVC double glazed window to the front, UPVC double glazed patio doors to the rear, coving to textured ceiling, decorative gas fireplace, radiator, power points, TV point.

DINING ROOM :
10'11" x 10'4" (3.35 x 3.17)



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

KITCHEN :
9'4" x 12'0" (2.87 x 3.68)



UPVC double glazed window to the front, coving to skimmed ceiling with spotlights, base and eye level units with a work surface over, sink and drainer with a mixer tap over, breakfast bar, electric hob with an extractor hood over, electric oven, integrated dishwasher, tiled splash-backs, power points.

UTILITY/LAUNDRY ROOM :
8'9" x 6'0" (2.67 x 1.85)

UPVC double glazed window to the rear, door to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for fridge/freezer, space and plumbing for a washing machine, radiator, power points.

CLOAKROOM :
2'11" x 4'8" (0.89 x 1.43)

UPVC obscured double glazed window to side, W.C, wash hand basin with taps over.

LANDING :
6'2" x 19'10" (1.89 x 6.07)

UPVC double glazed window to the side, loft access, radiator, storage cupboard.

BEDROOM ONE :
11'5" x 13'1" (3.48 x 3.99)

UPVC double glazed window to the front, radiator, power point, fitted wardrobes.

EN-SUITE :
8'0" x 6'2" (2.44 x 1.88)



Two UPVC obscured double glazed windows to the front, double shower cubicle with a built-in mixer shower over, W.C with a push button flush, pedestal wash basin with a mixer tap over, wall mounted heated towel rail, inset spotlights, tiled walls.

BEDROOM TWO :
7'8" x 14'7" (2.36 x 4.47)

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

BEDROOM THREE :
7'8" x 7'1" (2.36 x 2.16)

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

BEDROOM FOUR :
7'8" x 9'4" (2.36 x 2.87)

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

BATHROOM :
6'3" x 11'9" (1.92 x 3.60)

UPVC obscured double glazed window to the front, W.C with a push button flush, pedestal wash basin with a mixer tap over,, fully tiled shower cubicle with a built-in mixer shower over, Spa bath with a side mounted mixer tap over, wall mounted heated towel rail, tiled flooring, inset spotlights,

EXTERIOR :

The property is approached via a decorative brick wall and a five bar double gate with panel fencing to the right. The gravelled driveway provides off-road parking for numerous vehicles and continues to the detached double garage. A patio path leads from the house to the detached garages and then onto the rear garden.

The side gate access leads to the rear garden and is all low maintenance, which is enclosed by a decorative brick wall, panel fencing and the garage. The garden is predominately laid to patio paving with inset gravelled areas, along with having raised flowerbeds, outside courtesy lighting, an outside tap and a personnel door to the garage.

DETACHED DOUBLE GARAGE :
Power and lighting connected.

SERVICES :
Council Tax Band - C
Gas Central Heating
Mains Water
Energy Efficiency Rating - C

DIRECTIONS :

From our office on Bridge Street proceed along London Road, at the junction turn right onto Little London, turn right onto Hawthorn Bank go over the railway line, turn left onto The Park Way turn right onto Rembrandt Way, turn left onto Amsterdam Gardens.

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	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	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.

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