



**25 Cornfields, Holbeach, Spalding
Lincolnshire PE12 7QN**

Asking Price £168,950 Freehold

Morriss and Mennie estate agents are pleased to offer For Sale this modernised semi-detached bungalow which is located in a popular residential location on the edge of Holbeach and is considered to be within easy reach of the nearby amenities and facilities in the town. It has fantastic road to the A17 which connects you to Kings Lynn, Boston, Lincoln and Spalding.

The internal accommodation includes a separate entrance hall, a good sized living room with box bay window, modern kitchen/diner, 2 double bedrooms and a shower room. The property also benefits from uPVC double glazed windows and doors throughout and a gas fired central heating system.

Outside, there is a gravelled driveway to the front of the bungalow providing parking for a couple of cars, with paved pathway to the front entrance door. There is a side access to the enclosed rear garden, which is fairly low maintenance as it is predominantly laid to gravel and having paved footpaths. A personnel door from the garden allows pedestrian access to the the single garage, the garage has separate vehicular access located slightly further along the road and has off road parking for one in front of the garage.

A VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED TO FULLY APPRECIATE!



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Entrance Hall

Go through the UVPC Double glazed door to the front, go through another UVPC Door into the entrance hall, radiators power points, loft hatch and a storage cupboard.

Lounge

16'9" x 11'10" into the bay (5.13 x 3.61 into the bay)

UVPC double glazed box bay window to the front, radiator, power points, tv point

Kitchen Diner

12'11" x 12'0" (3.96 x 3.66)

UVPC double glazed window to the rear, UVPC door to the side. Base and eye level units with work surface over. Sink and drainer with mixer tap over, space and point for free standing cooker, space and plumbing for washing machine, tile splash backs, space and point for American fridge freezer and a gas boiler that's housed in a cupboard.

Bedroom 1

11'0" x 10'0" (3.36 x 3.05)

UVPC double glazed window to the rear, radiator and power points.

Bedroom 2

11'1" x 10'0" (3.38 x 3.05)

UVPC double glazed window to the front, radiator and power points.

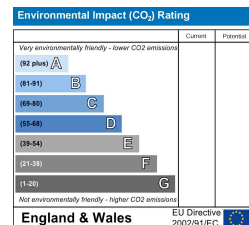
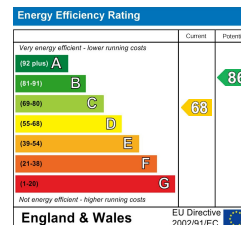
Shower Room

7'1" x 6'0" (2.18 x 1.85)

UVPC double glazed window to the rear, separate shower cubicle which is fully tiled with an electric mixer shower over, pedestal wash basin, WC, heated towel rail and fully tiled walls and floor.

Outside

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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

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