



**Tulip Fields, Whaplode, Spalding
Lincolnshire PE12 6US
Price £425,000 Freehold**

A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF ACCOMMODATION ON OFFER!

Morriss and Mennie Estate Agents are pleased to offer For Sale this beautiful four double bedroom, three reception room, EXTENSIVE FAMILY HOME.

The property benefits from not being overlooked from the rear and sits on a fantastic sized plot, offering a good amount of off-road parking which leads to a detached double garage. Internally you are greeted by the grand entrance hall with doors arranged off to a cloakroom and a sociable open plan kitchen/diner with its adjacent utility room. Continuing on through the property is the bay fronted dining room which could act as a family room. The study again is a good size and is ideal for home working, with the lounge being bright and airy with doors leading onto the separate conservatory. To the first floor you are greeted by a gallery landing where the four double bedrooms, en-suite to Bedroom One and a family bathroom can be found.

This is a great family home offering numerous reception rooms and generously sized bedrooms, the property also lends itself for two families that are looking to live together.

Tulip Fields is a popular Cul-De-Sac and is within walking distance to a local Primary School, two convenience shops; one shop being a local CO-OP, two petrol stations and a bus stop with regular transport connections. Holbeach is a 5 minute drive to the centre where all the major amenities can be found, including Tesco's Supermarket, a further Primary School and Holbeach Academy Secondary School. Additionally the property is ideally located, with good road links to the A17 connecting you to Norfolk, Boston, Lincoln and Spalding.

Energy Efficiency Rating		Current	Potential
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			
		71	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Through the double glazed front door, into the:-

ENTRANCE HALL :

Radiator, power points, textured and coved ceiling, stairs leading up to the first floor accommodation, storage cupboard.

CLOAKROOM :

UPVC obscured double glazed window to the side, W.C, pedestal washbasin with taps over.

DINING ROOM :

14'1" x 11'2" (4.29m x 3.40m)

UPVC double glazed bay window to the front, radiator, power points, coved and textured ceiling.

STUDY :

9'10" x 9'0" (3.00m x 2.74m)

UPVC double glazed window to the side, radiator, power points, coved and textured ceiling.

LOUNGE :

18'1" x 13'1" (5.51m x 3.99m)



UPVC double glazed window to the rear, internal French doors through to the entrance hall and adjacent conservatory, radiator, power points, TV point, coved and textured ceiling.

CONSERVATORY :



Of brick and UPVC construction with UPVC double glazed French doors opening out to the rear garden, ceiling fan and light, power points.

DOUBLE ASPECT KITCHEN/DINER :

17'11" x 9'2" (5.46m x 2.79m)



UPVC double glazed windows to the front and rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, electric oven and grill with

a four burner gas hob and extractor hood over, integrated dishwasher, power points, radiator, tiled splash backs, tiled floor, coved and textured ceiling, wall mounted boiler, fuse box.

UTILITY ROOM :

7'1" x 6'4" (2.16m x 1.93m)

UPVC double glazed window and door to the rear, base and eye level units with a work surface over, sink and drainer with taps over, space and plumbing for a washing machine, power points, tiled splash backs, tiled floor, coved and textured ceiling.

LANDING :

UPVC double glazed window to the front, radiator, power points, storage cupboard, coved and textured ceiling.

BEDROOM ONE :

17'9" x 11'2" (5.41m x 3.40m)

UPVC double glazed window to the front, radiator, power points, coved and textured ceiling.

EN-SUITE :

UPVC obscured double glazed window to the side, fully tiled shower cubicle with a built-in mixer shower over, W.C, pedestal wash basin with a mixer tap over, fully tiled walls and floor, extractor fan, inset spotlights.

BEDROOM TWO :

11'10" x 11'9" (3.61m x 3.58m)

UPVC double glazed window to the front, radiator, power points, coved and textured ceiling.

BEDROOM THREE :

13'1" x 8'11" (3.99m x 2.72m)

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

BEDROOM FOUR :

13'1" x 8'6" (3.99m x 2.59m)

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

FOUR PIECE FAMILY BATHROOM :



UPVC obscured double glazed window to the rear, fully tiled shower cubicle with a built-in mixer shower over, W.C, vanity wash basin with a mixer tap over and storage cupboards beneath, wall mounted heated towel rail, shaver point.

EXTERIOR :

The property is approached by a gravelled driveway offering parking for approximately four vehicles, with a patio path leading to the front door which benefits from having a storm porch and courtesy lighting. The rest of the front garden is predominately laid to lawn with

mature hedging.

A side gate accesses the private and enclosed rear garden which is enclosed by panel fencing and is again predominately laid to lawn with a mixture of mature shrub and tree borders. A patio seating area is neatly positioned between the garages and the conservatory, providing a perfect entertaining space, along with having a shed to the far side of the garden.

DETACHED DOUBLE GARAGE :

Having individual up and over garage doors, power and lighting connected, personnel door leading out to the rear garden.

SERVICES :

Council Tax Band - E (subject to change)

Energy Efficiency Rating - C

Gas Central Heating

Mains Water

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.
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