MORRISSandMENNIE

estate agents



3 Church Council House Main Road, Deeping St. Nicholas, Spalding Lincolnshire PE11 3EU

Price £230,000 Freehold

Morriss and Mennie Estate Agents are pleased to offer For Sale this EXTENDED SEMI-DETACHED PROPERTY, offering three bedrooms, two reception rooms and open field views to the rear.

Internally the separate entrance hall has stairs leading off to the first floor accommodation, with a door leading through to the modern REFITTED DOWNSTAIRS SHOWER ROOM, having a further door opening up to the lounge. Then continuing on to the OPEN PLAN REFITTED KITCHEN/BREAKFAST ROOM with its modern log burner and bifolding doors opening out to the rear garden. Completing the downstairs accommodation is the EXTENDED GARDEN ROOM. The first floor landing has doors arranged off to three good size bedrooms, with bedroom one benefiting from a dressing area.

To the outside the property offers a vast amount of off-road parking for numerous vehicles, which continues to the larger than average garage. A pedestrian gate accesses the private and enclosed rear garden, with views over the rural fields.

The property is within walking distance of Deeping St. Nicholas's shop and is a short drive to the local Primary School and Vine Farm Shop & Restaurant, with Spalding being approximately a 5 minute drive where all he major amenities can be found, along with the A16 being a 5 minute drive connecting you to Boston, Stamford and Peterborough.







8 Bridge Street, Spalding, PE11 1XA

10 West End, Holbeach, PE12 7LW 01406 422907

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

ENTRANCE HALL:

With stairs leading up to the first floor accommodation.

Internal door through to the:

DOWNSTAIRS SHOWER ROOM:

UPVC obscured double glazed window to the side, fully tiled shower with an electric mixer shower, vanity washbasin with a mixer tap and storage drawers beneath, W.C with a push button flush, wall mounted heated towel rail, tiled floor.

LOUNGE :

13'8" x 12'8" (4.17m x 3.86m)

UPVC double glazed window to the front, media unit with power points and TV point, radiator, tiled floor, internal French doors leading through to the:-

OPEN PLAN KITCHEN/DINER:

22'0" x 7'5" (widening to 15'4" (6.71m x 2.26m (widening to 4.67m)

Having bi-folding double glazed doors to the rear enjoy the field views, UPVC double glazed window to the side, high gloss base and eye level units with a Quartz stone work surface, integrated electric oven and grill with a half sized electric oven and grill above, sink and drainer with a mixer tap, integrated four burner electric hob with an extractor hood, tiled splash-back's, tiled floor, modern log burner, vertical wall mounted radiator, space and plumbing for a washing machine, space and point for an American fridge/freezer, fuse box, wall mounted oil boiler.

GARDEN ROOM:

12'0" x 7'5" (3.66m x 2.26m)

Double glazed window and door enjoying the rural field views, tiled floor, power points, skimmed ceiling.

UPVC double glazed window to the side, power points, loft access.

BEDROOM ONE

16'0" x 9'4" (max) (4.88m x 2.84m (max))

UPVC double glazed window to the front,

Dressing Area:

Having a feature wall, power points, radiator.

BEDROOM TWO:

12'3" x 8'1" (3.73m x 2.46m)

UPVC double glazed window to the rear enjoying field views, radiator, power points, built-in wardrobe,

BEDROOM THREE/DRESSING ROOM:

9'4" x 7'3" (2.84m x 2.21m)

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

EXTERIOR:

To the front there's a small lawned area with the rest of the frontage then being laid to chippings offering off-road parking for numerous vehicles. Additionally there is an outside courtesy light and an outside tap. The driveway then continues to the detached concrete sectional garage

The rear garden is enclosed by panel fencing and is predominantly laid to lawn, with a patio seating area. A low-level picket fence to the rear allows for the enjoyment of the field views to the rear.

DETACHED CONCRETE SECTIONAL GARAGE:

19'6" x 14'1" (5.94m x 4.29m)

With a wooden personnel door to the side, metal up and over garage door to the front and power points.

Council Tax Band - A (subject to change)

Energy Efficiency Rating - E

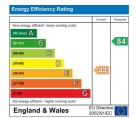
Oil Heating

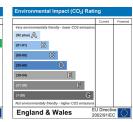
Mains Water











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

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.

Morriss 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.



/our home your mortgage

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EVENING & WEEKEND APPOINTMENTS AVAILABLE