



These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. These plans will not show the correct wall thicknesses, especially in older properties. We will aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantee, warranty or representation as to the total accuracy and completeness of the floor plan. Anyone relying on the information provided in the property details (and floor plans) should conduct a careful, independent investigation of the property to determine the suitability of the property for their requirements. Plan produced using PlanUp.



**Harpe Close, Pinchbeck, Spalding
Lincolnshire PE11 3RX
Price £279,950 Freehold**

~ NO CHAIN ~

A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ATTENTION TO DETAIL THIS RENOVATION PROJECT HAS RECEIVED!

Morriss and Mennie Estate Agents are pleased to offer For Sale this BEAUTIFULLY RENOVATED AND EXTENDED THREE BEDROOM DETACHED FAMILY HOME, situated in a popular cul-de-sac location.

The property has been fully renovated internally, having a beautiful refitted kitchen and utility room with a spacious and modern entrance hall. The OPEN PLAN LOUNGE/DINER/GARDEN ROOM benefits from being triple aspect and is over 30ft, offering a fantastic family and entertaining space. The first floor landing has doors arranged of to three good size bedrooms and the refitted three-piece bathroom suite.

To the outside the front garden is all low maintenance and can be used for further off-road parking if needed. The single garage has power and lighting connected, with the side gate accessing the low maintenance private and enclosed rear garden.

The property is approximately 10-15 minute walk to the local Primary School and Pinchbeck's local amenities, including two SPAR convenience shops, Hargraves Butchers, a Pharmacy and Hairdressers.

Energy Efficiency Rating	
Current	Potential
	79
65	

Environmental Impact (CO ₂) Rating	
Current	Potential

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01406 422907

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

ENTRANCE HALL :



Stairs leading off to the first floor accommodation, radiator, power points, skimmed and coved ceiling, understairs storage cupboard.

OPEN PLAN LOUNGE/DINER/GARDEN ROOM :
32'8" x 12'7" (9.96m x 3.84m)



Double aspect with UPVC double glazed windows to the front, rear and side, radiator, power points, TV points, skimmed and coved ceiling.

KITCHEN :
11'7" x 9'7" (3.53m x 2.92m)



UPVC double glazed window to the rear, Shaker style base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner induction hob and extractor hood over, integrated fridge, integrated freezer, integrated dishwasher, vertical wall mounted radiator, power points, inset spotlights, skimmed and coved ceiling.

UTILITY ROOM :
10'0" x 8'1" (3.05m x 2.46m)



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

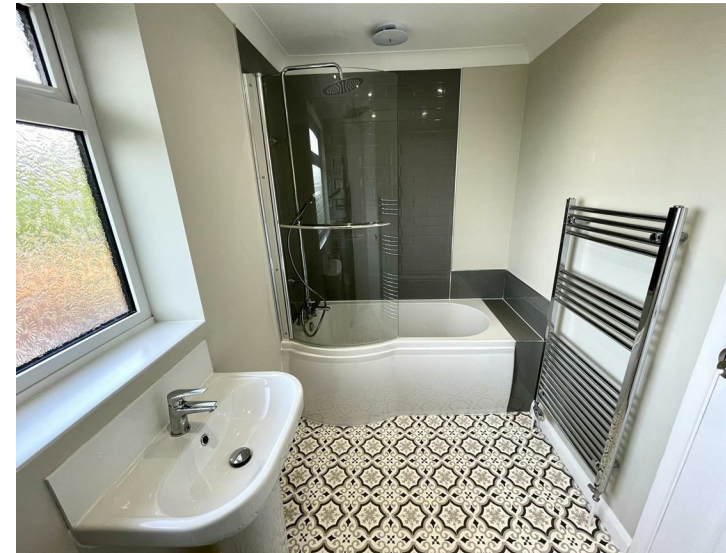
DOWNSTAIRS CLOAKROOM :

UPVC obscured double glazed window to the side, W.C with a push button flush.

LANDING :

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

FAMILY BATHROOM :



UPVC obscured double glazed window to the rear, 'P' shaped panel bath with a thermostat mixer tap over and a thermostat built-in mixer tap shower having a fixed shower-head and a separate shower-head on a sliding adjustable rail, pedestal washbasin with a mixer tap over, W.C with a push button flush, double shaver point, wall mounted heated towel rail, skimmed and coved ceiling with inset spotlights, boiler cupboard housing the wall mounted boiler.

BEDROOM ONE :
12'0" x 11'5" (3.66m x 3.48m)

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

BEDROOM TWO :
11'7" x 8'7" (3.53m x 2.62m)

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

BEDROOM THREE :
9'0" x 7'4" (2.74m x 2.24m)

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

EXTERIOR :

The front of the property is all low maintenance and laid to decorative chipping and blocked paving, which then leads to the single garage. The rear garden is enclosed by panel fencing and is half laid to lawn and half to gravel, with a patio seating area adjacent to the utility room and the garden room.

SINGLE GARAGE :
15'5" x 8'7" (4.70m x 2.62m)

UPVC obscured double glazed window to the side, metal up and over door, fuse box and power points.

SERVICES :

- Council Tax Band -C (subject to change)
- Energy Efficiency Rating - D (subject to change)
- Gas Central Heating
- Mains Water
- New Radiators Installed Throughout

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	8.30am to 6pm	Holbeach Office	9am to 5.30pm
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.

Your home your mortgage
INDEPENDENT MORTGAGE ADVICE
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