

Total area: approx. 223.8 sq. metres (2409.0 sq. feet)



**Spencer Gardens, Holbeach, Spalding
Lincolnshire PE12 7RQ
Price £475,000 Freehold**

-NO CHAIN-

Welcome to Spencer Gardens, Holbeach - a stunning detached house offering the perfect blend of space, style, and convenience.

This impressive property boasts 3 reception rooms, ideal for entertaining guests or simply relaxing with the family. With 5 bedrooms and 3 bathrooms, there is ample space for everyone to enjoy their own privacy and comfort. This property has had a DOUBLE STOREY EXTENSION to the side creating a larger kitchen/diner and a 5th bedroom with its own en-suite.

This house combines modern amenities with a touch of elegance. The DOUBLE STOREY EXTENSION adds a contemporary twist and showcases an enviable hi-specification kitchen/diner which comes with extra appliances not seen in most homes and is a chef's dream, perfect for whipping up culinary delights for loved ones.

The property features not just one, but two en-suites, along with a re-fitted bathroom suite, ensuring that convenience and comfort are top priorities.

With parking for 4 vehicles, you'll never have to worry about finding a spot. The 3 reception rooms offer versatility and charm, making it easy to find the perfect spot to unwind after a long day.

Located in a fantastic area, Spencer Gardens is close to Primary and Secondary Schools, making it an ideal choice for families. Plus, with excellent road links to the A17, connecting you to Norfolk, Boston, Lincoln, and Spalding, opening up a world of possibilities right at your doorstep.

Don't miss out on this incredible opportunity to own a beautiful home in a sought-after location.

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10 West End, Holbeach, PE12 7LW

01406 422907

www.morrissandmennie.com

Energy Efficiency Rating	
	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	
Current: 71	Potential: 81
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
Current: 71	Potential: 81
England & Wales	EU Directive 2002/91/EC

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

ENTRANCE HALL :

Internal door to the open plan lounge, stairs leading up to the first floor accommodation, real wood flooring, radiator, power points.

LOUNGE :

22'5" x 17'7" (6.83m x 5.36m)



UPVC double glazed windows to the side and rear, UPVC double glazed French doors to the conservatory, real wood flooring, radiator, power points, log burner with an Inglenook fireplace and exposed beams, feature exposed brick wall, telephone point, TV point, understairs storage cupboard.

CONSERVATORY :

11'4" x 10'5" (3.45m x 3.18m)

Of brick and UPVC construction with UPVC double glazed French doors opening out to the rear garden, radiator, power points, tiled floor.

CLOAKROOM :

UPVC obscured double glazed window to the side, W.C with a push button flush, wash hand basin with taps over, tiled splash-backs, real wood flooring, radiator.

FAMILY ROOM :

14'6" x 13'1" (4.42m x 3.99m)



UPVC double glazed window to the front, wood flooring, radiator and power points.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM :

21'1" x 18'0" (6.43m x 5.49m)



Being double aspect with two UPVC double glazed windows to the front and two UPVC double glazed windows to the rear, bespoke in-frame base and eye level units with a Quartz stone worktop, sink and drainer with a mixer tap over, integrated microwave, integrated Neff coffee machine, centre island with a double Range having a double oven and grill with a seven burner gas hob and extractor hood over, the surround to the double Range is Quartz stone with the rest of the island having a solid wood worktop with a breakfast bar, power points, tiled floor, skimmed and coved ceiling with inset spotlights, integrated dishwasher and an integrated fridge and freezer, underfloor heating.

UTILITY ROOM :

7'3" x 6'0" (2.21m x 1.83m)

Base and eye level units with a work surface over, sink and drainer with taps over, tiled splash-back's, tiled floor, space and plumbing for a washing machine, radiator, power points, UPVC double glazed window to the side and a UPVC obscured double glazed door through to the rear porch.

REAR PORCH :

5'8" x 5'7" (1.73m x 1.70m)

Of brick and UPVC construction with a UPVC double glazed door to the side and rear garden, tiled floor.

LANDING :

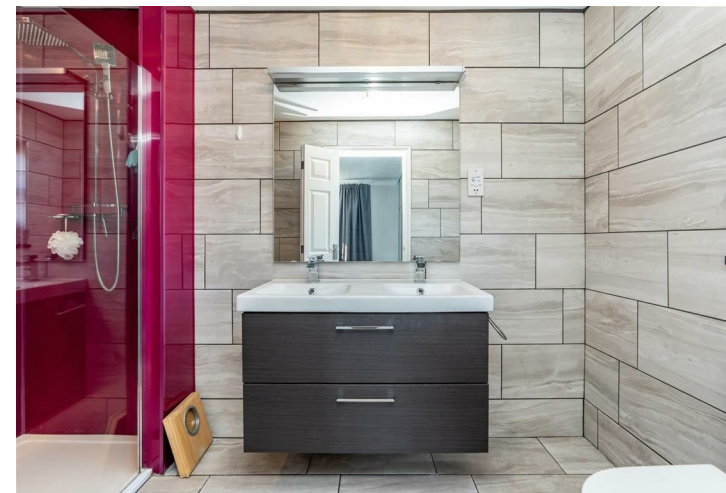
UPVC double glazed window to the front, loft access with a pull-down ladder, radiator, power points, walk-in airing cupboard with shelving along with housing the hot water tank.

BEDROOM ONE :

18'2" x 11'3" (max) (5.54m x 3.43m (max))

UPVC double glazed window to the front, radiator, power points, TV point, and bespoke fitted wardrobes.

EN-SUITE :



UPVC obscured double glazed window to the side, W.C with a push button flush, 'Jack & Jill' vanity washbasins with mixer taps over and storage drawers beneath, shaver point, wall mounted mirror with LED light, walk-in shower with a built-in mixer shower having an oversized fixed shower head and a separate shower head on a sliding adjustable rail, wall mounted heated towel rail, underfloor heating.

BEDROOM TWO :

12'0" x 11'3" (3.66m x 3.43m)

UPVC double glazed window to the front, radiator, power points (some with USB charging), TV point, built-in wardrobe.

EN-SUITE :

UPVC obscured double glazed window to the rear, shower with a built-in mixer shower on a sliding adjustable rail, pedestal washbasin with taps over, W.C with a push button flush, radiator and an extractor fan.

FAMILY BATHROOM :

UPVC obscured double glazed window to the rear, a roll-edge bath with a side mounted mixer tap having a handheld mixer shower over, W.C with a push button flush, 'Jack & Jill' vanity washbasins with mixer taps over and storage cupboards and drawers beneath,

separate wall mounted mirrors with inset lights, shaver point, extractor fan, inset spotlights, wall mounted heated towel rail, fully tiled shower having a wet room style floor and a built-in mixer shower having a fixed shower-head and a separate shower-head on a sliding adjustable rail, underfloor heating.

BEDROOM THREE :

13'3" x 9'0" (4.04m x 2.74m)

UPVC double glazed window to the rear, radiator, power points and a built-in wardrobe.

BEDROOM FOUR :

13'3" x 9'0" (4.04m x 2.74m)

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

BEDROOM FIVE :

10'0" x 8'2" (3.05m x 2.49m)

UPVC double glazed window to the front overlooking a green, radiator, power points, built-in wardrobes and a telephone point.

EXTERIOR :

The property sits on a wrap-around plot, with a picket fence and the local green to the front. A pedestrian gate leads to the front door, with its storm porch and courtesy lighting; the rest of the front garden is then laid to decorative chipping. Furthermore, the property provides block paved off-road parking for approximately 5 vehicles, which leads to the detached double garage. To the side of the garage is a pedestrian gate, accessing the side and rear gardens, which are enclosed by a decorative brick wall and panel fencing. A patio seating area sits adjacent to the rear porch, which has outside lighting and an outside tap. The rest of the garden is laid to lawn with a further seating area, a sunken pond and a summer house with power and lighting connected.

DETACHED DOUBLE GARAGE :

Having separate up and over doors.

SERVICES :

Council Tax Band - E
Energy Performance Certificate - 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. 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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