MORRISSandMENNIE

estate agents



10 Bramley Close, Fleet Hargate, Holbeach, Spalding Lincolnshire PE12 8TG

Price £375,000 Freehold

Welcome to Bramley Close, Holbeach, Spalding - a charming detached bungalow nestled in a sought-after cul de sac location. This delightful property boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, offering ample space for comfortable living.

Built in 2001, this modern bungalow features a bright and airy double aspect lounge, providing stunning views of the open countryside right from the comfort of your sofa. Imagine relaxing after a long day, gazing out at the picturesque landscape while enjoying your favourite TV shows.

The property also includes a modern kitchen, utility room, and bathroom, ensuring convenience and style are at the forefront of your daily life. Bedroom 1 even comes with a dressing room, adding a touch of luxury to your living space.

Parking will never be an issue with space for 5 vehicles on the block paved driveway, leading to a double garage. Additionally, the side gated access extends to a beautifully landscaped garden, perfect for enjoying outdoor activities or simply basking in the tranquillity of nature and taking in the views.

Don't miss the opportunity to make this charming bungalow your new home. With its modern amenities, stunning views, and ample space both inside and out, Bramley Close is ready to welcome you to a life of comfort and







8 Bridge Street, Spalding, PE11 1XA

10 West End, Holbeach, PE12 7LW 01406 422907

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

Double glazed window to the front, decorative feature flooring laid by a Karndean specialist, radiator, power points, telephone point, coving to the ceiling, loft access, storage cupboard with shelving, airing cupboard with shelving.

DOUBLE ASPECT LOUNGE:

19'5" x 11'9" (5 92m x 3 58m)

UPVC double glazed window to the front, UPVC double glazed patio doors to the rear garden and enjoying uninterrupted field views, two radiators, TV point, telephone point, power points, coving to the ceiling

OPEN PLAN KITCHEN/DINER:

21'0" x 10'1" (6.40m x 3.07m)

UPVC double glazed window to the rear enjoying unrestricted field views, 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 half sized electric oven and grill above, A Four burner electric hob with an extractor hood over, water softener, integrated dishwasher, tiled splash-backs, radiator and tiled flooring, power points (some with USB charging), skimmed and coved ceiling with inset spotlights.

Dining Area:

Radiator, spot lighting and coving to ceiling, tiled flooring.

UTILITY ROOM:

7'4" x 5'8" (2.24m x 1.73m)

UPVC double glazed rear entrance door, base and eye level units with a work surface over, integrated freezer, integrated fridge space, space and plumbing for a washing machine, space for a tumble dryer, tiled splash-backs, tiled floor, radiator, power points.

13'1" (max) x 12'0" (max) (3.99m (max) x 3.66m (max))

UPVC double glazed window to the side, radiator, TV and telephone points, power points.

DRESSING ROOM

UPVC obscured double glazed window to the rear, radiator.

BEDROOM TWO:

11'8" x 9'5" (3.56m x 2.87m)

UPVC double glazed window to the front, radiator, power points, TV and telephone point.

BEDROOM THREE:

11'9" x 7'8" (3.58m x 2.34m)

UPVC double glazed window to the front, radiator, power points,, workbench, TV point.

THREE PIECE BATHROOM SUITE

UPVC obscured double glazed window to the side. W.C with a push button flush, pedestal washbasin with taps over, walk-in shower with a built-in mixer shower over, fully tiled floor and walls, extractor fan, electric shaver point and coving to the ceiling.

DOUBLE GARAGE:

19'5" x 18'1" (5.92m x 5.51m)

Having two separate remote controlled electric up and over doors, a UPVC obscured double glazed personal door to the rear, UPVC double glazed window to the rear, base and eye level units with a work surface over, boarded loft storage space with a pull down ladder, central heating gas boiler, power points, fuse box, lighting

EXTERIOR:

To the front there is a block paved driveway providing off-road parking for numerous vehicles and a front garden being mainly laid to lawn. There is gated side access leading to the rear garden having 6ft panel fencing to both sides and 4ft 6 panel fencing to the rear allowing for the enjoyment of the open field views. and is mainly laid to lawn with a decorative paved patio area, raised bedding areas and a variety of fruit trees inset within the lawn. which is there is a newly laid Porcelina tiled patio composite decking there is an awning which is remote controlled sunken pond laid to lawn grass circular patio seating area outside lights and tap and shed with power

SERVICES

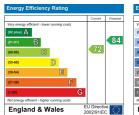
Council Tax Band - D (subject to change)

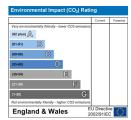
Energy Efficiency Rating - C











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 Stuftard 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.



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