



**Crown Lodge, Holbeach, Spalding
Lincolnshire PE12 8TE
Price £410,000 Freehold**

NO CHAIN

***** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND PLOT ON OFFER IN THIS EXCLUSIVE CUL-DE-SAC *****

Morris and Mennie Estate Agents are pleased to offer For Sale this four double bedroom, two en-suite, three reception room DETACHED FAMILY HOME, situated in an exclusive cul-de-sac of five properties. Sitting on a generously sized plot, this property offers a vast amount of off-road parking, which then continues to the DETACHED DOUBLE GARAGE. The side gated access takes you through to the to the privately enclosed rear garden, benefiting from field views to the rear.

Internally there is a spacious entrance hall with doors arranged off to the separate cloakroom and study located to the front of the dwelling. There is a beautiful double aspect lounge with feature Inglenook fireplace and French doors leading out onto the rear garden. The formal dining room is larger than average and comes with a box bay window to the front. There is a separate utility leading off from the OPEN PLAN KITCHEN/DINER.

The first floor accommodation has a spacious bright and airy gallery landing with doors arranged off to four double bedrooms, with bedroom one and two benefiting from having their own en-suites. The five piece bathroom suite serves the two further double bedrooms.

The property is in the semi-rural village of Holbeach Clough and is just approximately a 10 minute drive to the centre of Holbeach with all its local amenities and is also in close proximity of Holbeach Bank's local Primary School.

Accommodation comprises of :-

NO CHAIN, Exclusive Cul_De-Sac, Field Views to the Rear, Vast Amount of Off-Road Parking, Detached Double Garage, Double Aspect Lounge with an Inglenook Fireplace, Larger Than Average Dining Room, Study, Open Plan Kitchen/Diner, Utility Room, Cloakroom, Four Double Bedrooms, Bedroom One & Two having Fitted Wardrobes, Two En-Suites, Family Bathroom, Gallery Landing, Rear Garden, Rural Location.

Energy Efficiency Rating	
Current	Potential
	76
62	

Environmental Impact (CO ₂) Rating	
Current	Potential

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

ENTRANCE HALL :

UPVC obscured double glazed window to the front, stairs leading off to the first floor accommodation, radiator, power points, telephone point, skimmed and decoratively coved ceiling, inset storage cupboard.

CLOAKROOM :

Vanity washbasin with taps over, W.C with a push button flush, fully tiled walls, radiator, extractor fan.

DOUBLE ASPECT LOUNGE :

19'4" x 15'3" (5.89m x 4.65m)



Two UPVC double glazed windows to the side, UPVC double glazed window to the rear, UPVC double glazed French doors leading out to the rear garden, Inglenook fireplace with a multi-fuel burner with an exposed beam and brickwork, radiator, power points, TV point, telephone point, skimmed and decorative coved ceiling.

DINING ROOM :

18'0" x 13'3" (5.49m x 4.04m)



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

STUDY :

9'3" x 8'4" (2.82m x 2.54m)

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

KITCHEN / DINER :

18'0" x 11'7" (5.49m x 3.53m)



Two UPVC double glazed windows to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, double Rangemaster with a separate double oven & grill with a four burner electric hob and hotplate, integrated dishwasher, integrated fridge, tiled splash-backs, tiled floor, power points, radiator, skimmed and coved ceiling with inset spotlights.

UTILITY ROOM :

9'0" x 6'6" (2.74m x 1.98m)

UPVC double glazed window and door to the side, floor mounted oil boiler, base and eye level units with a work surface over, sink and drainer with taps over, space and plumbing for a washing machine, space and point for a fridge/freezer, tiled splash-backs, tiled floor, radiator, power points, skimmed and coved ceiling, extractor fan.

GALLERY LANDING :

UPVC double glazed window to the front, radiator, power points, loft hatch, skimmed and decorative coved ceiling, double width airing cupboard.

BEDROOM ONE :

15'3" x 15'0" (4.65m x 4.57m)

UPVC double glazed window to the rear enjoying field views, built-in wardrobes, telephone point, radiator, power points (one with USB charging).

EN-SUITE :

UPVC obscured double glazed window to the rear, W.C, pedestal washbasin with taps over, fully tiled shower cubicle with a built-in mixer shower over, wall mounted heated towel rail, wall mounted light with shaver point, fully tiled walls, extractor fan, skimmed and coved ceiling.

BEDROOM TWO :

18'0" x 11'2" (5.49m x 3.40m)

UPVC double glazed window to the front, radiator, power points, built-in wardrobes, telephone point, skimmed and coved ceiling.

EN-SUITE :

UPVC obscured double glazed window to the side, W.C, pedestal washbasin with taps over, fully tiled shower cubicle with an electric mixer shower over, fully tiled walls, radiator, extractor fan, skimmed and coved ceiling.

BEDROOM THREE :

11'1" x 9'7" (3.38m x 2.92m)

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

BEDROOM FOUR :

9'3" x 9'3" (2.82m x 2.82m)

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

FOUR PIECE BATHROOM :



UPVC obscured double glazed window to the rear, fully tiled shower cubicle with a built-in mixer shower over, bath with taps over, W.C, pedestal washbasin with taps over, fully tiled walls, wall mounted light with shaver point, skimmed and coved ceiling, radiator.

EXTERIOR :

The property sits on a generous sized plot with just five houses being situated on this private cul-de-sac.

The front of the property is predominately laid to lawn with a double width patio path leading to the front door, with a larger than average storm porch with a courtesy light. The 'T' shaped driveway is laid to decorative chippings and provides off-road parking for approximately 7-8 vehicles, all leading to the detached double garage. The side gated pedestrian access opens into the privately enclosed rear garden, which benefits from not being overlooked and is enclosed by panel fencing. The rear garden is predominately laid to lawn with an extended patio seating area, outside lights, an outside tap, outside power points and a shed.

DETACHED DOUBLE GARAGE :

18'7" x 18'2" (5.66m x 5.54m)

With two separate up and over doors, power and lighting connected, separate fuse box, UPVC obscured double glazed door to the rear garden and having storage in the loft space.

SERVICES :

Council Tax Band - E (subject to change)

Energy Efficiency Rating - D

Oil Heating

Mains Water

DIRECTIONS :

From our Office on West End at the traffic lights turn left onto Boston Road South, continue to the roundabout and take the second exit on to Boston Road North, proceed along Boston Road North to the 'T' junction turning right onto Washway Road, turn left onto Clough Road, at the cross roads turn right onto Roman Bank, continue along Roman Bank, then turn left onto Crown Lodge onto the private drive, where the property is located in front of you.

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 Saturday: Sunday:	8.30am to 6pm 9am to 4pm Closed
Mon-Fri Saturday: Sunday:	9am to 5.30pm 9am to 2pm 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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