



Total area: approx. 282.0 sq. metres (3035.7 sq. feet)



**3A Beechfield Gardens, Spalding,  
Lincolnshire PE11 1UN**  
**Price £750,000 Freehold**

Found in Spalding's premier residential area, Beechfield Gardens has all the convenience of a town centre location whilst enjoying the tranquillity of a rural setting. Occupying a plot of approximately a third of an acre this "state of the art" house has been substantially increased to 3,035 square foot and remodelled by the current owners and boasts 5 double bedrooms (two with en-suite), extensive living accommodation as well as generous mature gardens and patio areas, featuring an historic Yew Avenue, a Garden Studio and a large, two-storey, double-garage.

This is a unique property offering a fabulous home in extensive grounds despite being right in the heart of the town.

The house has been designed to provide contemporary "open plan" living with the flexibility to close off reception rooms to allow that all important separation that is required, from time to time, by a growing family.

The ground floor is served by underfloor central heating, with the house also providing extensive storage facilities throughout. It is a supremely convenient, and flexible, property whilst also being stylish and unique.

The house is set back from the road and accessed via a large gravel driveway providing parking potential for multiple vehicles.

3035 Square Ft

8 Bridge Street, Spalding, PE11 1XA

01775 767575

10 West End, Holbeach, PE12 7LW

01406 422907

www.morrissandmennie.com

Energy Efficiency Rating		Current	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			
England & Wales		80	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			

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

### Grand Entrance Hall 22'8" x 11'7" (6.91m x 3.53m)

Featuring a 'full house height' picture window giving views to the rear garden. The centrally located staircase is of oak construction with glass balustrades and chrome fittings and has a chrome and crystal "statement" light feature over.

Useful coat & shoe storage cupboard. Porcelain tiled floor. Double "Pocket" Sliding Doorways (glazed) on both sides of the hallway allowing the space to be fully opened up or closed off. Double French doors opening to rear patio.

### Kitchen/Dining/Family Room 26'0" x 20'4" (7.92m x 6.20m)

The true heart of the home, this room has bi-folding doors allowing the whole of the rear wall to open up to the patio area. The current owners have a dining table here that comfortably seats 10. Additionally, there is a generous seating area featuring an inset, real flame, gas fire set in a 'plank effect' porcelain tiled feature wall. UPVC window to front aspect, porcelain tiled floor.

The kitchen area enjoys a vaulted ceiling with 4, 'roof-light' windows over a 3.4m x 1.25m kitchen island with quartz counter top and under-mount 1½ bowl stainless steel sink. An extensive range of base, wall and drawer units. Integrated appliances including a 5 zone gas hob, 3 ovens (integral grill), microwave, dishwasher, wine cooler and space for American style fridge/freezer (plumbing for water & ice dispenser) Double Doors to-

### Snug 15 x 12'2 (4.57m x 3.71m)

Half-height wood panelling, plantation shutters, vaulted ceiling featuring two roof-light windows. Wood burning stove on marble plinth. Dark stained hardwood flooring. UPVC window to the front aspect.

Hall also opens to-

### Lounge 22'1 x 12'3 (6.73m x 3.73m)

Bi-fold doors opening to rear garden, additional UPVC window to the front aspect. Inset gas fire in porcelain tiled feature wall with discreet LED lighting. Pelmetted ceiling with recessed LED lighting and spotlights. Dark stained hardwood flooring.

### Rear Hallway

Dark stained hardwood flooring, 'stable' style door to rear garden. Cupboard housing the underfloor heating manifold.

### Study 12'x 8'3 (3.66mx 2.51m)

Extensive built-in desk with generous workstations for two people. Ample cabinet storage. Display shelving with LED lighting. UPVC window to rear elevation. Dark stained hardwood flooring. Multiple sockets (including USB points) above and below desk.

### Utility Room 9'4 x 9 (2.84m x 2.74m)

Large stainless-steel sink. Ample built in storage cupboards. Airing Cupboard incorporating Gas Boiler & Hot Water tank. Space and plumbing/venting for washing machine & tumble drier. Wall mounted, fold-down drying rail. UPVC window to front aspect.

### Cloakroom

WC, Basin, heated towel rail storage cupboard.

### Galleried Landing

Large Galleried Landing Area with glass balustrades leading to further landing with cupboard storage (with electric point). Centrally heated radiator.

### Bedroom 1 18'0" x 16'0" (5.49m x 4.88m)

UPVC window to front aspect. French doors to rear elevation opening to Juliette balcony rail. 3 x roof light windows. Tiled feature wall concealing large walk-in wardrobe and shoe storage area. 2 central heating radiators.

### En-Suite Bathroom

W.C, counter top basin with pillar mixer tap. Bath with pillar mixer tap and hand-held shower attachment. Roof light window. Heated towel rail. Wall Cabinet with mirror front incorporating touch operated lighting.

### Bedroom 2 10'6 x 10'4 not into wardrobe (3.20m x 3.15m not into wardrobe)

UPVC window to front elevation. central heating radiator. Range of fitted wardrobes, drawers & shoe storage with integrated digital TV.

### 2nd En-suite Walk in Shower. Basin, W.C & Centrally heated towel rail.

### Bedroom 3 15 x 9'8 not into wardrobe across rear wall (4.57m x 2.95m not into wardrobe across rear wall)

UPVC window to rear elevation. central heating radiator. Range of fitted wardrobes, drawers & shoe storage with integrated digital TV.

### Bedroom 4 12'6 x 9'8 (3.81m x 2.95m)

UPVC window to front elevation. central heating radiator.

### Bedroom 5 12'6 x 7'8 (3.81m x 2.34m)

UPVC window to rear elevation. central heating radiator.

### Family Bathroom

Fully tiled, walk-in shower with shower head integrated in overhead screen bracket. Modern free-standing bath with "spout" mixer tap. "floating" vanity unit incorporating W.C, with concealed cistern, and counter-top basin. Granite counter. The bathroom features bespoke colour co-ordinated glass accents including a full height strip in the shower incorporating LED lighting. Further LED lighting in window sill, across vanity unit and within glass

display shelving. Open towel storage and under counter cabinet. Chrome, centrally heated towel rail.

### Exterior



Immediately adjoining and running the width of the house is the first block paved patio area which has various stepped openings through to the second block paved patio area set in between the mature yew tree avenue. This area has outside power points. This then opens up to the large lawn area surrounded by beds of mature planting and many mature trees.

To the rear of the garden is a large timber built shed with light and power accessed via a decking area. To the side of this is a further enclosed space used for storage and incorporating a cycle storage shed.

A paved and decked path runs down one side of the garden providing a further, secluded, outside space.

### Garden Studio 15'5 x 7'7 (4.70m x 2.31m)

A self-contained, timber-built studio is found to the side of the house. This is fully waterproofed and insulated

with lighting and extensive electric sockets. It has a WiFi controlled electric panel heater as well as electric under floor heating making it a truly "year-round" useful space. With double glazed wooden double doors and a double-glazed roof light it enjoys good natural lighting. This also has a separate "walk-in" storage area to the side with shelving.

### Double Garage 19 x 17 (5.79m x 5.18m)

Of brick and tile construction with wood clad exterior. Two storey double garage with wooden double doors to the front. Ladder access to upper area. Range of sockets, cupboards and work surfaces. Wood storage racking. Rear pedestrian door.

### SERVICES :

Council Tax Band - F (subject to change)

Energy Efficiency Rating - 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			
<b>Spalding Office</b>		<b>Holbeach Office</b>	
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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