

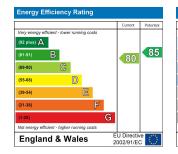
Total area: annrox 282 0 sq metres (3035 7 sq feet

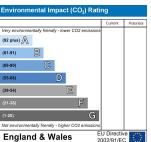












# **MORRISSandMENNIE**

estate agents



# 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

Through the composite obscured double glazed front Utility Room 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 Cloakroom "statement" light feature over.

Useful coat & shoe storage cupboard. Porcelain tiled floor. Double "Pocket" Sliding Doorways (glazed) on both sides of the hallway alloing 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, 'rooflight' windows over a 3.4m x 1.25m kitchen island with quartz counter top and under-mount 11/2 bowl stainless steel sink. An extensive range of base, wall and drawer Bedroom 2 units. Integrated appliances including a 5 zone gas hob, 3 ovens (integral grill), microwave, dishwasher, wine cooler and space for American style fridge/freezer UPVC window to front elevation, central heating radiator. (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.

# 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.

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.

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

Range of fitted wardrobes, drawers & shoe storage with integrated digital TV.

### 2nd En-suite

Walk in Shower. Basin, W.C & Centrally heated towel

## 15 x 9'8 not into wardrobe across rear wall (4.57m x 2.95m not into wardrobe accross 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.

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 with lighting and extensive electric sockets. It has a WiFi 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

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 doubleglazed 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

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys

8.30am to 6pm Saturday: 9am to 4pm

Mon-Fri Saturday

# 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 anothe 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

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.

# Your home your mortgage INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE 4 Finkin Street | Grantham | NG31 6QZ

T.01476 569090

9am to 5.30pm

9am to 2pm