



**Heathfield Avenue, , Spalding  
Lincolnshire PE11 2PT  
Price £320,000 Freehold**

This detached house situated in Heathfield Avenue in Spalding is a true gem waiting to be discovered. Boasting 3 reception rooms and 4 bedrooms, this property offers ample space for a growing family to thrive.

The modern interior of this house is sure to impress, featuring a recently refitted kitchen, a luxurious four-piece bathroom suite, modern windows and doors, and a brand-new boiler. The property also includes parking space for up to 3 vehicles, ensuring convenience for you and your guests.

One of the standout features of this residence is its prime location. Ideally situated in a popular residential area backing onto the picturesque Coronation Channel, you can enjoy peaceful evening walks along the riverbank through a gate at the rear of the garden. Additionally, being on a no-through road adds to the tranquillity of the surroundings.

Families will appreciate the proximity of this property to the local Primary School and two Secondary Schools, making the daily school run a breeze. For your convenience, a Tesco Express with Post Office facilities is just a short walk away, catering to all your daily needs.

In conclusion, this property on Heathfield Avenue is not just a house, but a fantastic family home waiting for its next chapter to unfold. Don't miss out on the opportunity to make this wonderful residence your own and create lasting memories in this welcoming abode.

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		EU Directive 2002/91/EC	

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		EU Directive 2002/91/EC	

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www.morrissandmennie.com

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

**ENTRANCE PORCH :**

Through an internal wooden single glazed door, into the:-

**OPEN PLAN LOUNGE/DINER :**



**Lounge :**  
16'2" x 12'5" (not inc stairs) (4.93m x 3.78m (not inc stairs))  
Stairs leading up to the first floor accommodation, UPVC double glazed window to the front, radiator, power points ,TV points, skimmed and coved ceiling.

**Dining Room :**  
12'0" x 9'8" (3.66m x 2.95m )  
Radiator and power points.

**GARDEN ROOM :**  
12'0" x 9'0" (3.66m x 2.74m)



UPVC double glazed window to the rear, UPVC double glazed French doors to the side, radiator, power points.

**REFITTED KITCHEN :**  
13'6" x 11'4" (4.11m x 3.45m )



UPVC double glazed window to the rear, UPVC double glazed stable door to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for a double Range Master with an extractor hood over, space and point for a fridge/freezer, space and plumbing for a dishwasher, radiator, power points, skimmed and coved ceiling with inset spotlights.

**UTILITY/CLOAKROOM :**  
10'8" x 4'0" (3.25m x 1.22m)

UPVC obscured double glazed window to the side, W.C with a push button flush, modern refitted Worcester Bosch boiler, pedestal washbasin with a mixer tap over, space and plumbing for a washing machine, space and points for a tumble dryer, power points and a radiator.

**LANDING :**  
UPVC double glazed window to the side, loft hatch, power point and an airing cupboard.

**REFITTED FOUR PIECE FAMILY BATHROOM :**



UPVC obscured double glazed window to the rear, modern panelled bath with a side mounted mixer tap and a handheld mixer tap shower over, W.C with a push button flush, vanity washbasin with a mixer tap over, medicine cabinet, fully tiled shower with a built-in mixer shower having a fixed shower-head and a separate shower-head on a sliding adjustable rail, radiator, skimmed and coved ceiling with inset spotlights.

**BEDROOM ONE :**  
12'1" x 11'7" (3.68m x 3.53m)



UPVC double glazed window to the front, built-in wardrobes, radiator and power points.

**BEDROOM TWO :**  
14'4" x 8'0" (4.37m x 2.44m )

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

**BEDROOM THREE :**  
11'6" x 10'2" (3.51m x 3.10m)

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

**BEDROOM FOUR :**  
9'1" x 7'3" (2.77m x 2.21m)

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

**STUDY :**  
7'9" x 5'5" (2.36m x 1.65m)



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

**EXTERIOR :**

The front of the property has an established hedge border and panel fencing, with a mixture of gravel and concrete off-road parking, which leads to the single garage. The front benefits from having courtesy lighting and outside power points. Pedestrian side gated access leads through to the rear garden, which benefits from not been overlooked from the rear due to a riverbank and the Coronation channel. A gate to the rear leads to the riverbank, with the garden being enclosed by panel fencing and is laid to lawn with raised flower beds. pergola, outside lighting. an outside tap and a barbecue area.

**SINGLE GARAGE :**  
Metal up and over door.

**SERVICES :**  
Council Tax Band - C (subject to change)  
Energy Efficiency Rating - TBC  
Gas Central Heating  
Mains Water

<b>Viewing Arrangements</b>			
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
<b>Offer Procedure</b>			
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.			
<b>Mortgage Advice</b>			
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.			
<b>Legal Fees</b>			
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.