



**Strongs Bank, Holbeach, Spalding
Lincolnshire PE12 8QN
Price £395,000 Freehold**

Nestled in the charming area of Strongs Bank, Holbeach, Spalding, this immaculately presented and refurbished detached bungalow is a true gem waiting to be discovered. Boasting three reception rooms and three bedrooms, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by a double aspect lounge and a triple aspect dining room, providing stunning views of the picturesque countryside that surrounds the property. Imagine enjoying your morning coffee while basking in the natural light that floods these rooms. The property features a refitted four-piece en-suite adjacent to the principal bedroom, adding a touch of luxury to your everyday routine. Additionally, there is a convenient shower room for the two remaining bedrooms, ensuring that every member of the household has their own space.

One of the highlights of this bungalow is the open countryside views that can be enjoyed from both inside the home and the well-maintained garden. Whether you prefer to relax indoors or soak up the sun during the summer months, this property offers the best of both worlds.

With parking space for numerous vehicles, you'll never have to worry about where to park again. And if you're in need of a dedicated workspace or a place to stay active, the included gym/office space provides the perfect solution.

Don't miss out on the opportunity to make this charming bungalow your new home. Book a viewing today and experience the tranquillity and beauty that this property has to offer.

Energy Efficiency Rating	
Current	Potential
	76
56	

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 ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions
 England & Wales EU Directive 2002/91/EC

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

ENTRANCE PORCH :

UPVC double glazed windows to the front and side, with the front enjoying open field views. Then continuing through a further UPVC double glazed door, into the:-

ENTRANCE HALL :

Radiator, power points, loft hatch, skimmed ceiling, and a walk-in storage cupboard.

DOUBLE ASPECT LOUNGE :

15'1" x 12'0" (4.57m'0.30m x 3.66m)



UPVC double glazed window to the front enjoying open field views, UPVC double glazed window to the side, multi-fuel burner, radiator, power points, skimmed and coved ceiling with inset spotlights.

KITCHEN :

14'0" x 9'4" (4.27m x 2.84m)



UPVC double glazed window to the side, newly fitted base and eye level units with a work surface over, sink with a mixer tap over, integrated electric oven and grill with a half sized electric oven and grill above, a five burner gas hob with an extractor hood over, integrated dishwasher, space and point for a fridge/freezer, tiled splash-back's, power points (some with USB charging), tiled floor, radiator, skimmed ceiling with inset spotlights.

TRIPLE ASPECT DINING ROOM :

13'0" x 10'7" (3.96m x 3.23m)



UPVC double glazed windows to both sides, UPVC double glazed door to the right-hand side, double glazed windows to the rear, rural field views to the side and rear aspects, vertical wall mounted radiator, power points, tiled floor, breakfast bar, power points (with USB charging), telephone point and wall lights.

PRINCIPLE BEDROOM :

11'3" x 11'0" (not including wardrobes) (3.43m x 3.35m (not including wardrobes))

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

REFITTED FOUR PIECE EN-SUITE :

UPVC obscured double glazed window to both sides, double shower cubicle with an electric mixer shower, panelled bath with a mixer tap over, vanity washbasin with a mixer tap over and storage cupboards beneath, wall mounted mirror, W.C with a push button flush, wall mounted heated towel rail, fully tiled walls and floor, skimmed ceiling with inset spotlights.

BEDROOM TWO :

11 x 10'8 (3.35m x 3.05m'2.44m)

UPVC double glazed window to the side, radiator, power points (some with USB charging), skimmed and coved ceiling.

BEDROOM THREE :

10'8" x 9'8" (3.05m'2.44m x 2.74m'2.44m)

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

SHOWER ROOM :



UPVC obscured double glazed window to the rear, double shower having a built-in mixer shower with a fixed shower-head and a separate handheld shower-head, W.C with a push button flush and a vanity wash basin with mixer tap all set with storage units beneath and a work surface to the side, double shaver point, fully tiled walls and floor, wall mounted heated towel rail, skimmed ceiling with inset spotlights and an extractor fan.

UTILITY ROOM :

10'6" x 10'3" (3.05m'1.83m x 3.05m'0.91m)

Having a wooden window to the side, UPVC double glazed windows to the rear and far side, UPVC double glazed French doors to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for a tumble dryer, space and plumbing for a washing machine, space and point for a fridge/freezer, space and point for a chest freezer, tiled floor and power points.

EXTERIOR :

The property sits on a non-estate larger than average plot, with open field views to the front. The 'in and out' tarmac driveway provides parking for numerous vehicles, which continues on to a single garage. There is double side gated access to both sides of the bungalow, with the left hand side of the bungalow offering further vehicle access, with up and down courtesy lightning.

The rear garden has an Indian sandstone patio adjacent to the dining room and the outside utility, along with an outside tap and lighting. There is a landscaped laid to lawn area with wooden borders and a variety of well established flower and shrub beds, along with having raised vegetable beds, a greenhouse, a gazebo with coverage and power for a hot tub, the oil boiler. In addition there is further outside covered seating area with a chicken run to the side and the outdoor wooden structured gym and office.

OUTSIDE GYM/OFFICE :

14'6" x 13'3" (4.27m'1.83m x 3.96m'0.91m)

UPVC floor-to-ceiling double glazed windows to the side, UPVC double glazed window to rear. UPVC double glazed windows to front and wooden double doors, power points, separate fuse box, skimmed ceiling with inset spotlights, power points, base units with a work surface over.

SERVICES :

Council Tax Band - C (subject to change)
Energy Efficiency Rating - D
Oil Heating
Septic Tank
Mains Water Supply

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	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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