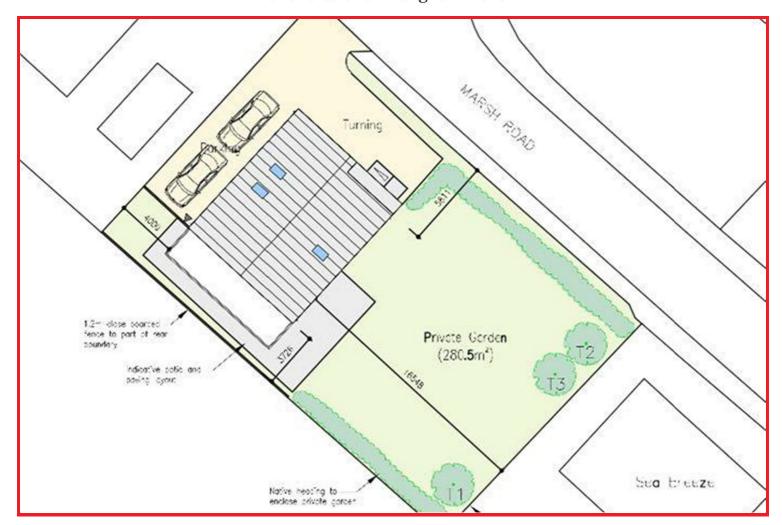
MORRISSandMENNIE

estate agents



Plot Marsh Road, Gedney Drove End, Spalding Lincolnshire PE12 9PJ

Price £110,000 Freehold

Morriss and Mennie Estate Agents are pleased to offer For Sale this BUILDING PLOT, with full planning and building regulations having been paid already and having all planning discharges met.

Planning Reference is H06-0848-23

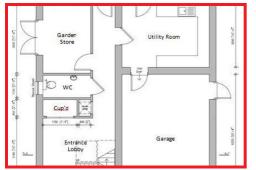
This plot is ready to build with all of the necessary checks completed. Furthermore the structural warranty has also been paid for by the vendor.

This stunning architecturally designed one-off family home is situated in the rural village of Gedney Drove End.

When built the property will offer an integral garage on the ground floor with a utility room behind and a storeroom to the side, completing the ground floor would be a storage cupboard and downstairs cloakroom. The 1st floor will have an open plan lounge/kitchen/diner, with a kitchen having a centre island and bi-folding doors to the balcony with its open field views. Completing the middle floor is bedroom three and its three-piece en-suite and a balcony overlooking the fields. The top floor will have three further bedrooms, with the principal bedroom benefiting from a walk-in dressing room and a three-piece en-suite. In addition bedroom two will also have its own three-piece en-suite, with the fourth bedroom either being used as a bedroom or a study.

The property comes with off-road parking to the front and to the side with a good sized side garden.

The property is approximately a five minute drive to the A17 with connects to Norfolk, Boston, Lincoln and Spalding. The market town of Holbeach is then just a 10 minute drive, where all the major amenities can be found.







8 Bridge Street, Spalding, PE11 1XA

10 West End, Holbeach, PE12 7LW

Planning Reference - H06-0848-23 and can be found on the South Holland council website.

We have been informed that there is water mains to the plot.







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

Mon-Fri 8.30am to 6pm Saturday: 9am to 4pm Sunday: Closed Holbeach Office

Mon-Fri 9am to 5.30pm Saturday: 9am to 2pm 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.

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

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