



## 12A The Tenters, Holbeach, Spalding Lincolnshire PE12 7AT

Price £175,000 Freehold

Nestled in the charming area of The Tenters, Holbeach, Spalding, this delightful semi-detached house is a true gem waiting to be discovered. Boasting two cosy bedrooms, two inviting reception rooms, and a beautifully designed bathroom with both a bath and a separate shower, this property offers a perfect blend of comfort and style.

Renovated in 2022, this older style home has been lovingly restored to its former glory, offering a modern and elegant living space for its new owners. The kitchen is a highlight of this property, featuring modern appliances that are as practical as they are stylish, making meal preparation a joy. Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a spot after a long day.

With no chain attached, the path to making this house your home is smooth and hassle-free.

Situated in a prime location, you'll have easy access to a variety of local amenities, from shops to schools and recreational facilities. Additionally the property offers fantastic road links to the A17 connecting you to Norfolk, Boston, Lincoln and Spalding.

Don't miss out on the opportunity to own this tastefully designed property that combines modern convenience with classic charm.



8 Bridge Street, Spalding, PE11 1XA  
01775 767575

10 West End, Holbeach, PE12 7LW  
01406 422907



Through the UPVC double glazed side door, into the:-

**DINING ROOM :**

12'11" x 14'8" ( 3.95 x 4.49)

UPVC double glazed window to the rear, stairs leading up to the first floor accommodation, understairs alcove, feature internal brick chimney with classic surround, wall lights, power points, radiator.

**BAY FRONTED LOUNGE :**

11'2" x 13'2" (3.42 x 4.02)

UPVC double glazed bay window to the front, storage alcove, decorative fire surround, radiator, power points, TV point.

**KITCHEN :**

8'1" x 11'10" (2.48 x 3.63)

UPVC double glazed window to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, power points.

**CLOAKROOM :**

UPVC obscured double glazed window, W.C

**LANDING :**

**BEDROOM ONE :**

13'2" x 11'1" (4.02 x 3.38)

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

**BEDROOM TWO :**

11'8" x 9'3" (3.58 x 2.82)

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

**FOUR PIECE BATHROOM SUITE :**

UPVC obscured double glazed window to the rear, wall hung W.C with a push button flush, vanity washbasin having an over counter bowl with a mixer tap over and storage cupboard beneath, fully tiled shower cubicle with a built-in mixer shower over, free standing bath with a mixer tap over, tiled walls.

**EXTERIOR :**

The front of the property offers a front garden laid to gravel, with the shared driveway continuing along the side of the dwelling.

The rear garden is enclosed by panel fencing and is laid to lawn with a patio seating area and a shed.

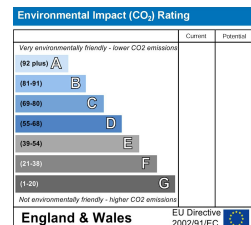
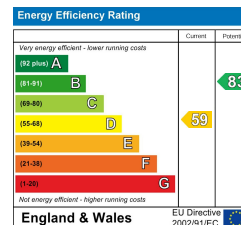
**SERVICES :**

Council Tax Band - A (subject to change)

Energy Efficiency Rating - D

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

**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.

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.

**Your home your mortgage**

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**EVENING & WEEKEND APPOINTMENTS AVAILABLE**

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