

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

ENTRANCE PORCH :

Of UPVC construction with a wooden front door, into the:-

ENTRANCE HALL :

With stairs leading up to the first floor accommodation and a UPVC double glazed window to the side.

GARDEN ROOM :

13'1" x 12'6" (3.99m x 3.81m)

UPVC double glazed window to the front, radiator, power points, TV point and wall lights.

LOUNGE :

24'4" x 11'7" (7.32m'1.22m x 3.35m'2.13m)

Two UPVC double glazed bay windows to the front and side, internal French doors to the conservatory, radiator, power points, telephone point, multi-fuel burner (installed 2023) and wall lights.

CONSERVATORY :

11'5" x 10'0" (3.48m x 3.05m)



UPVC construction with UPVC double glazed French doors to the side, radiator, ceiling fan and light.

STUDY :

8'0" x 6'0" (2.44m x 1.83m)

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

DINING ROOM :

11'8" x 10'2" (3.35m'2.44m x 3.05m'0.61m)

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

KITCHEN/DINER :

15'0" x 14'5" (4.57m x 4.39m)

UPVC double glazed window to the side, UPVC double glazed door to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner electric hob and extractor hood over, space and plumbing for a dishwasher, tiled splash-backs, tiled floor, radiator and power points.

UTILITY/BOOT ROOM :

14'5" x 8'2" (4.39m x 2.44m'0.61m)

UPVC double glazed window to the rear, base units with a work surface over. sink and drainer with a mixer tap over, extractor fan, space and point for an American fridge/freezer, space and point for a freezer, space and plumbing for a washing machine, space and point for a tumble dryer, radiator, power points, tiled floor, internal door to the second front door.

DOWNSTAIRS CLOAKROOM :

UPVC obscured double glazed window to the side, W.C with a push button flush, pedestal washbasin with a mixer tap over, floor mounted oil boiler, radiator, tiled floor and an extractor fan.

REAR PORCH :

11'5" x 6'0" (3.35m'1.52m x 1.83m)

UPVC construction with UPVC double glazed French doors to the side.

LANDING :

UPVC double glazed window to the side, loft hatch and power points.

PRINCIPLE BEDROOM :

18'4" x 14'5" (5.49m'1.22m x 4.27m'1.52m)

UPVC double glazed window to the side and a UPVC double glazed window to the rear overlooking the field views, radiator, power points, fitted wardrobes.

EN-SUITE :

14'5" x 10'0" (4.39m x 3.05m)



UPVC obscured double glazed window to the rear, corner mounted panel bath with a mixer tap and a mixer tap handheld shower, W.C with a push button flush, vanity washbasin with a mixer tap over and storage cupboards beneath, fully tiled shower cubicle with a built-in mixer shower having a fixed shower-head and a separate shower-head on a sliding adjustable rail, wall lights, wall mounted heated towel rail, tiled floor, radiator and loft access hatch.

BEDROOM TWO :

13'3" x 12'6" (4.04m x 3.81m)

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

EN-SUITE :

UPVC obscured double glazed window to the front, fully tiled shower with a built-in mixer shower having a fixed shower head and a separate shower head on a sliding adjustable rail, W.C with a push button flush, vanity washbasin with a mixer tap over and storage cupboards beneath, radiator.

BEDROOM THREE :

15'8" (max) x 11'5" (max) (4.57m'2.44m (max) x 3.35m'1.52m (max))

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

Note : measurements are into the bay window and into the wardrobes.

BEDROOM FOUR :

12'0" x 11'5" (3.66m x 3.48m)

UPVC double glazed window to the side, radiator, power points, shower cubicle which is fully tiled and having a built-in mixer shower and a storage cupboard.

BEDROOM FIVE :

10'3" x 9'0" (3.12m x 2.74m)

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

FOUR PIECE BATHROOM SUITE :

UPVC obscured double glazed window to the side, bath with a side mounted telephone style mixer tap over, W.C, pedestal washbasin with taps over, fully tiled shower cubicle with an electric mixer shower, fully tiled walls, tiled floor, wall mounted heated towel rail.

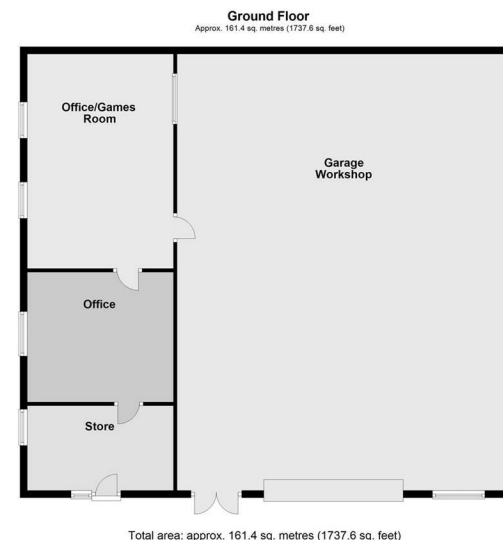
EXTERIOR :

The property sits on a non-estate plot with open field views to the rear, and a detached garage/workshop with a possible annex to the rear.

Bespoke double metal gates open up to the gravelled off-road parking, which runs alongside the property and continues to the rear, where the garage/workshop is located. The rest of the front, side and rear gardens are predominantly laid to lawn and are enclosed by mature shrubs and panel fencing. The borders are surrounded by metal fencing, therefore making them secure for animals. A patio seating area is located to the rear of the property, along with an outside tap. The side garden offers a raised patio seating area, an outside light and a greenhouse.

GARAGE/WORKSHOP :

40'0" x 30'5" (12.19m'0.00m" x 9.14m'1.52m")



Previously used as a potato store, and having a remote controlled

electric garage roller door, UPVC double glazed window to the front, personnel door to the front leading to the oil tank (double skinned), power points, vaulted ceiling, and an internal personnel door to the office space/annex.

Room One :

With two UPVC obscured double glazed windows to the front, power points, and a window overlooking the workshop. Further internal door to room two.

Room Two :

13'7" x 11'5" (3.96m'2.13m" x 3.35m'1.52m")

UPVC obscured double glazed window to the front.

Room Three :

13'5" x 8'0" (3.96m'1.52m" x 2.44m'0.00m")

UPVC obscured double glazed window to the front, UPVC obscured double glaze personnel door and window to the side, fuse box and power points.

SERVICES :

Council Tax Band - D (subject to change)

Energy Performance Rating - D

Oil Heating

The property has had historic subsidence which has been fixed by a professional company.

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.