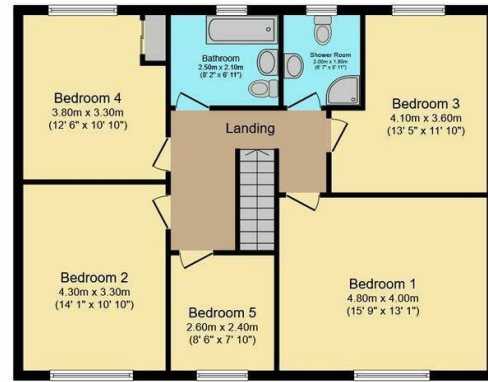




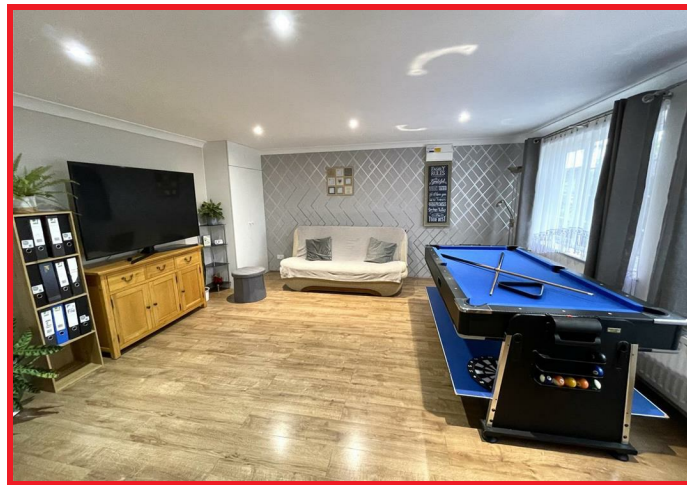
Ground Floor



First Floor

Total floor area 182.2 sq.m. (1,961 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



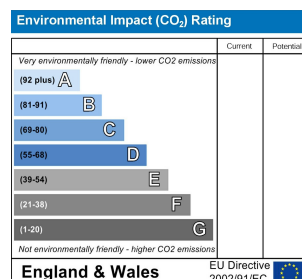
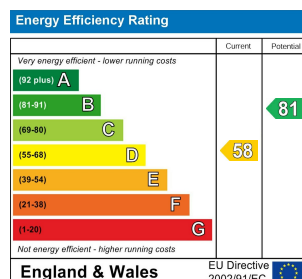
**Fen End Lane, , Spalding  
Lincolnshire PE12 6AD  
Price £399,950 Freehold**

Welcome to this stunning detached house located on Fen End Lane in Spalding! This property, built in 1979, boasts 4 reception rooms, 5 bedrooms, and 2 bathrooms, providing ample space for a growing family.

One of the highlights of this property is the beautifully refitted open plan kitchen/diner, perfect for hosting family gatherings or entertaining guests. The fantastic sized family/games room offers a versatile space that can be tailored to suit your lifestyle, whether it's a cosy family movie night or a lively game night with friends.

Outside, you'll find a large rear garden, ideal for children to play in or for those with a green thumb looking to create their own oasis. The beautifully maintained gardens add a touch of elegance to the property, creating a serene and peaceful environment.

With parking available for 4 vehicles, you'll never have to worry about finding a spot for your cars. This property truly offers a perfect blend of comfort, style, and functionality, making it an ideal home for anyone looking to settle down in a welcoming community. Don't miss out on the opportunity to make this house your home!



8 Bridge Street, Spalding, PE11 1XA  
01775 767575

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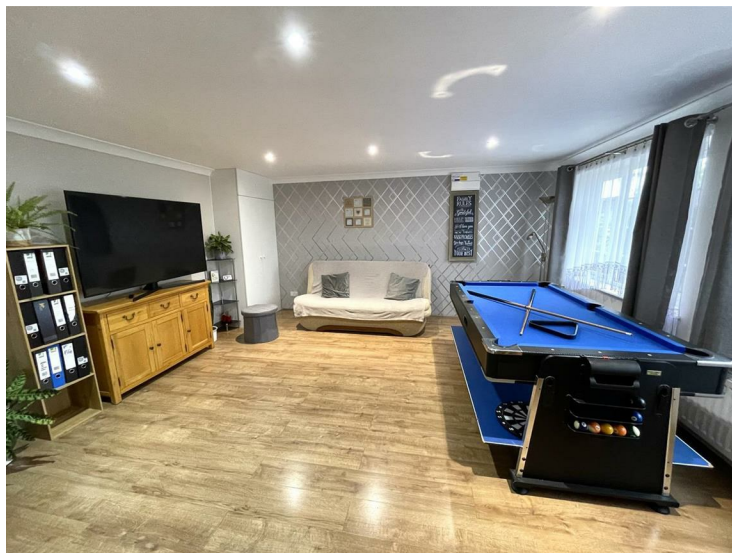
Through the UPVC obscured double glazed patio door, then continuing through a wooden internal door through to the:-

**ENTRANCE HALL :**

With stairs leading up to the first floor accommodation, radiator and an understairs storage cupboard.

**FAMILY/GAMES ROOM :**

16'0" x 15'7" (4.88m x 4.75m)



Having two UPVC double glazed windows to the front, radiator, power points, skimmed and coved ceiling with inset spotlights, fuse box, cupboard housing the wall mounted gas boiler.

**LOUNGE :**

15'0" x 12'3" (4.57m x 3.73m)



UPVC double glazed window to the front, radiator, power points, TV point, internal doors through to the open plan kitchen/diner.

**OPEN PLAN REFITTED KITCHEN/DINER :**

30'4" x 11'6" (9.25m x 3.51m)



Having two UPVC double glazed windows to the rear, UPVC double glazed door to the rear and UPVC double glazed French doors opening into the conservatory. This modern refitted integrated kitchen benefits from having high gloss base and eye level units, solid wood work surfaces, sink and drainer with a mixer tap over, integrated Bosch electric oven and grill with an integrated Bosch convection oven and microwave, a four burner induction hob with an extractor hood over, space and point for an American fridge/freezer, integrated wine cooler, integrated dishwasher, tiled floor, skimmed and coved ceiling with inset spotlights, breakfast bar, radiator, power points and a storage cupboard.

**UTILITY ROOM :**

7'0" x 5'0" (2.13m x 1.52m)

UPVC double glazed window to the side, base units with a work surface over, sink and drainer with a mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, tiled floor, radiator and power points.

**CLOAKROOM :**

UPVC obscured double glazed window to the side, W.C with a push button flush, vanity washbasin with a mixer tap over and storage cupboard beneath, radiator, half-height tiled walls, tiled floor.

**CONSERVATORY :**

9'7" x 9'0" (2.92m x 2.74m)

UPVC double glazed French doors to the side, power points, electric heater, ceiling fan and light.

**LANDING :**

Radiator and power points.

**BEDROOM ONE :**

16'0" x 13'0" (4.88m x 3.96m)

UPVC double glazed window to the front, radiator, power points (some with USB charging) and a TV point.

**BEDROOM TWO :**

14'3" x 11'0" (4.34m x 3.35m)

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

**BEDROOM THREE :**

13'7" x 9'7" (3.96m x 2.13m x 2.74m x 2.13m)

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

**BEDROOM FOUR :**

12'6" x 11'0" (3.81m x 3.35m)

UPVC double glazed window to the rear, radiator, power points, loft hatch and a storage cupboard.

**BEDROOM FIVE :**

9'0" x 7'5" (2.74m x 2.13m x 1.52m)

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

**SHOWER ROOM :**



UPVC obscured double glazed window to the rear, fully tiled shower cubicle with a built-in mixer shower having an oversized fixed shower-head and a separate shower-head on a sliding adjustable rail, a wall mounted heated towel rail, W.C with a push button flush, vanity washbasin with a mixer tap over and storage cupboards beneath, fully tiled walls and floor.

**BATHROOM :**



UPVC obscured double glazed window to the rear, W.C with a push button flush, vanity washbasin with a mixer tap over and a storage cupboard beneath, panelled bath with a mixer tap and a mixer tap handheld shower over, wall mounted heated towel rail, fully tiled walls and floor.

**EXTERIOR :**

The front of the property is bordered by mature and established shrubs, with the front garden being laid to lawn. The property offers concrete off-road parking for four cars and outside courtesy lighting. A pedestrian side gate accesses the larger than average rear garden, which is enclosed by a mixture of mature hedging and panel fencing, with a concrete patio seating area, outside power points, an outside tap, outside lighting and a shed; the rest of the rear garden is then laid to lawn.

**SERVICES :**

Council Tax Band - C (subject to change)  
Energy Efficiency Rating - D  
Gas Central Heating  
Mains Services

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Viewing Arrangements  
Open 6 days

<b>Spalding Office</b>	8.30am to 6pm	<b>Holbeach Office</b>	9am to 5.30pm
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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