



**Boston Road South, Holbeach, Spalding
Lincolnshire PE12 7LX
Price £495,000 Freehold**

***** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS INDIVIDUAL DETACHED FAMILY HOME WITH ITS DETACHED COMMERCIAL UNITS AND WORKSHOP *****

~ NO UPWARD CHAIN ~

Morriss and Mennie Estate Agents are pleased to offer For Sale this fantastic opportunity to acquire a 3-4 bedroom DETACHED FAMILY RESIDENCE and a DETACHED COMMERCIAL UNIT, all positioned on the same plot.

The detached home comes with a separate entrance hall with a downstairs cloakroom adjacent. The entrance hall then opens up to a 30ft lounge with an archway through to a 19ft garden room, having patio doors opening out onto the rear garden. Internal doors from the garden room then lead to the dining room, kitchen and utility room. The first floor has three bedrooms, with a bathroom and a separate shower room, which could be changed back to a fourth bedroom if needed. The two double bedrooms and the single bedroom are served by the bathroom which is in need of updating and the three piece modern shower room.

Externally the house has its own off-road parking, with a metal gate opening up the middle of the plot providing off-road parking to the side and leads to a lockable courtyard and car park ideal for commercial vehicles. The commercial units can be utilised as one unit or could be split into two as there are separate offices and rooms to the front aspect of the unit, with a second commercial unit originally supporting an electricians business and comes with a workshop, storage room with a further adjacent storage room and a separate formal office having multiple telephone and power points and a separate cloakroom.

The side access then leads to the larger than average rear garden, the current owners did apply for planning in 2020, but was unfortunately turned down.

Accommodation comprises:

Detached Family Home, Commercial Building with Shop Front & Parking, Business Opportunity to Rent/Use the Units, Large Non-Estate Plot, Possible Development Opportunity, Centrally Located, NO UPWARD CHAIN.

Energy Efficiency Rating	
Current	Potential
69	46

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 wooden single glazed front door, into the:-

ENTRANCE HALL :

Stairs leading off to the first floor accommodation, obscured glass block window to the side, electrical distribution boards for the property.

INNER HALLWAY :

Radiator, power points.

CLOAKROOM :

Porthole obscured glazed wooden single glazed window to the side, W.C with a push button flush, wash hand basin with taps over and tiled splash backs.

LOUNGE :

30'0" x 12'5" (9.14m x 3.78m)

Wooden double glazed window to the front, radiator, power points, fireplace, TV point, ceiling fan and light, wall lights, air conditioning unit (currently not working), working open fireplace.

GARDEN ROOM :

19'0" x 11'2" (5.79m x 3.40m)

Double glazed patio door opening out to the rear garden, radiator, power points, skylight window, ceiling fan and light, internal French doors to the dining room.

DINING ROOM :

8'4" x 7'8" (2.54m x 2.34m)

UPVC obscured double glazed window to the side, radiator, power points, archway leading through to the kitchen, door to the utility room.

UTILITY :

8'3" x 7'1" (2.51m x 2.16m)

Two wooden obscured single glazed windows to the side, base and eye level units with a work surface over, space and plumbing for a washing machine, space and point for a tumble dryer, power points, tiled splash backs, space and point for a fridge and freezer, pantry cupboard.

KITCHEN :

13'2" x 8'0" (4.01m x 2.44m)

Wooden window to the side, 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, integrated fridge, tiled splash backs, power points, radiator.

LANDING :

Wooden window to the side, radiator, power points, loft hatch, airing cupboard.

BEDROOM ONE :

15'6" x 10'7" (4.72m x 3.23m)

Wooden window to the rear, radiator, power points, TV point.

BEDROOM TWO :

12'5" x 12'0" (3.78m x 3.66m)

UPVC double glazed window to the front, radiator, power points, built-in wardrobes with shelving and hanging space.

BEDROOM THREE :

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

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

BATHROOM :

11'1" x 6'4" (3.38m x 1.93m)

Wooden obscured window to the side, panelled bath with a tiled surround and a telephone style mixer tap over and a handheld shower over, 'Jack & Jill' vanity washbasins both having mixer taps over with a tiled work surface and storage cupboards beneath, bidet, W.C with a push button flush, tiled splash backs, wall lights, wall mounted electric heater.

SHOWER ROOM/BEDROOM FOUR :

14'4" x 7'2" (4.37m x 2.18m)

Wooden single glazed window to the side, fully tiled shower cubicle with a built-in mixer shower over, vanity washbasin with a mixer tap over and a worktop over with storage cupboards beneath, a wall mounted mirror with inset spotlights, tiled splash backs, radiator, wall mounted heated towel rail, inset spotlights.

EXTERIOR :

The front of the property has a decorative brick wall with inset bespoke railings, which then open up to the off-road parking to the front, being laid to tarmac and block paved off-road parking. There is a lockable double metal gate opening up to further vehicular access, which again is all laid to tarmac and continues along the side of the commercial premises and then leads to a courtyard behind the commercial unit, being ideal for van storage. The rear is enclosed by a secure breeze-block 6-7ft wall and then gives access to the garden and main house.

There is side gated access to the garden for the home, which is enclosed by a brick wall and is all low maintenance, with a patio seating area adjacent to the garden room and raised flower borders. Then continuing onto a block paved seating area and a gravelled area where there is a shed, raised decking, a pedestrian gate leading to the commercial unit. Then continuing on where there is a further brick wall and panel fencing being approximately 10-12 ft, the second part of the garden is enclosed by a brick wall which then continues to an overgrown third section of the garden where there a variety of trees and shrubs.

FRONT COMMERCIAL UNIT :

Wooden door to the side opening up to the:-

Entrance Hall :

Window to the side, base units with a work surface over, sink with taps over and tiled splash backs, power point, loft hatch.

Separate Office :

11'8" x 9'8" (3.56m x 2.95m)

Wooden window to the side, power points, ideal office for the front commercial unit.

Cloakroom ;

W.C and basin.

Room One :

17'4" x 11'7" (5.28m x 3.53m)

Double aspect having two windows to the front and two windows to the side, power points, air conditioning unit, meter cupboard.

Room Two :

11'6" x 8'0" (3.51m x 2.44m)

Note : potential to separate this room from room one. Window to the side, electric storage heater, power points.

Room Three :

14'7" x 11'7" (4.45m x 3.53m)

Note : potential to separate this room from room one. Window to the side, multiple power points, multiple telephone points, inset shelving for filing and a serving hatch. Ideal reception area for a business.

SECOND COMMERCIAL UNIT :

Through a wooden door into the :-

Entrance Hall :

UPVC double glazed window to the side, electric storage heater, power points. Note : Previously used as an electrical business unit.

Cloakroom :

W.C, wash hand basin, hand dryer.

Comms Room :

9'8" x 8'1" (2.95m x 2.46m)

A dedicated room hosting all the digital communication and network, multiple power points, multiple telephone points, base and eye level units, sink and drainer with taps over.

'L' Shaped Office :

22'6" (max) x 20'0" (max) (6.86m (max) x 6.10m (max))

Previously used as an electricians office. UPVC double glazed window to the side, multiple power points, multiple telephone points, storage cupboards, office lighting.

Paperwork Storage Cupboard :

10'9" x 6'7" (3.28m x 2.01m)

Power points, fuse box.

ENTRANCE TO WORKSHOPS :

Wooden sliding barn doors

Workshop One:

20'6" x 14'5" (6.25m x 4.39m)

Sliding barn doors to the side, racking ready for electrical equipment, fuse box, power points.

Workshop Two(Store Room) :

7'0" x 19'3" (2.13m x 5.87m)

Window to the side with a metal security bars.

Main Workshop :

36'8" x 19'3" (11.18m x 5.87m)

Three metal single glazed windows to the side, workbenches, storage shelving for electrical equipment, power points, lights.

Yard :

Parking for commercial vehicles.

AGENTS NOTE :

Note : the central heating (air source heat pump) is currently not working, with the air source heat pump needing to be replaced. The air conditioning is also not currently working.

SERVICES :

Council Tax Band - C

Energy Efficiency Rating - E

Heating - Air Source Heat Pump (currently not working and will need replacing).

Air Conditioning Unit (currently not working).

DIRECTIONS :

From our office on West End at the traffic lights turn left onto Boston Road South where the property can be found on the right hand side.

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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