



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**Main Road, Gedney Drove End, Spalding  
Lincolnshire PE12 9PD**

**Offers Over £280,000 Freehold**

\*\*\* A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE PROPERTY AND GARDENS ON OFFER \*\*\*

Morriss and Mennie Estate Agents are pleased to offer For Sale this individual three bedroom, two reception room DETACHED BUNGALOW, situated on a non-estate plot enjoying well established and landscaped gardens, with field views to the rear. The property is conveniently located adjacent to the local Primary School and is then within close proximity to the Wash for those evening walks. The property is just a 10 minute drive to the centre of Holbeach where all the town amenities can be found, including the local Primary School, Secondary School and an array of independent and national shops. Holbeach benefits from having fantastic road links to the A17 connecting you to Norfolk, Spalding, Boston and Lincoln.

Internally the property has three good sized bedrooms, with bedroom one benefiting from French doors opening out to the rear garden. The lounge is double aspect with a feature log burner, with the kitchen having been recently refitted and benefiting from a wealth of integrated appliances, along with doors opening out to the rear lean-to porch and the generously sized conservatory. Completing the accommodation is three piece shower room, serving all three bedrooms.

Externally the property offers a vast amount of off-road parking to the front and side of the dwelling. The front and rear gardens have been lovingly created by the current vendor, and offer numerous sectional areas giving it a Mediterranean feel, with a walled garden, a private seating area and uninterrupted field views to the rear.

Accommodation comprises:

Detached Bungalow, Lounge with Log Burner, Conservatory, Modern Kitchen, Three Bedrooms, Three Piece Shower Room, Ample Off-Road Parking, Established Front & Rear Gardens, Rear Field Views, Rural Location.

Energy Efficiency Rating	
Current	Potential
	80
55	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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10 West End, Holbeach, PE12 7LW

01406 422907

www.morrissandmennie.com

Through the double glazed sliding patio doors, into the:-

**FRONT PORCH :**

Through a wooden door into the :-

**DOUBLE ASPECT LOUNGE :**

14'8" x 12'2" (4.47m x 3.71m )



UPVC double glazed window to the front and side, multi-fuel burner with a brick surround and solid oak mantle, radiator, power points, skimmed and coved ceiling, wall lights.

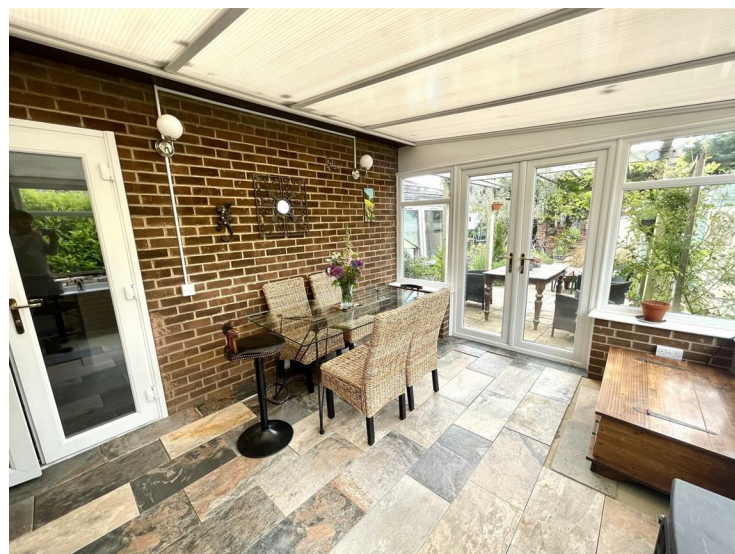
**KITCHEN/BREAKFAST :**

15'0" x 12'2" (4.57m x 3.71m )

UPVC double glazed French doors to the side opening into the conservatory, UPVC double glazed window and door to the rear porch, internal door through to the inner hallway, Shaker style base and eye level units with a solid wood work surface over, integrated electric Bosch oven and grill, integrated AEG electric hob with an extractor hood over, Belfast sink with a mixer tap over, integrated washing machine, integrated dishwasher, integrated fridge & freezer, feature decorative brick slip wall, centre island having base units with internal shelving and a solid wood work surface over, Indian standstone flooring, tiled splash backs, skimmed and coved ceiling, power points.

**CONSERVATORY :**

13'3" x 10'7" (4.04m x 3.23m)



Of brick and UPVC construction with UPVC double glazed French doors opening out to the rear garden, power points, wall lights.

**BEDROOM ONE :**

13'7" x 12'0" (4.14m x 3.66m)



UPVC double glazed French doors to the front, radiator, power points.

**BEDROOM TWO :**

11'5" x 9'2" (3.48m x 2.79m)

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

**BEDROOM THREE :**

10'7" x 8'8" (3.23m x 2.64m )

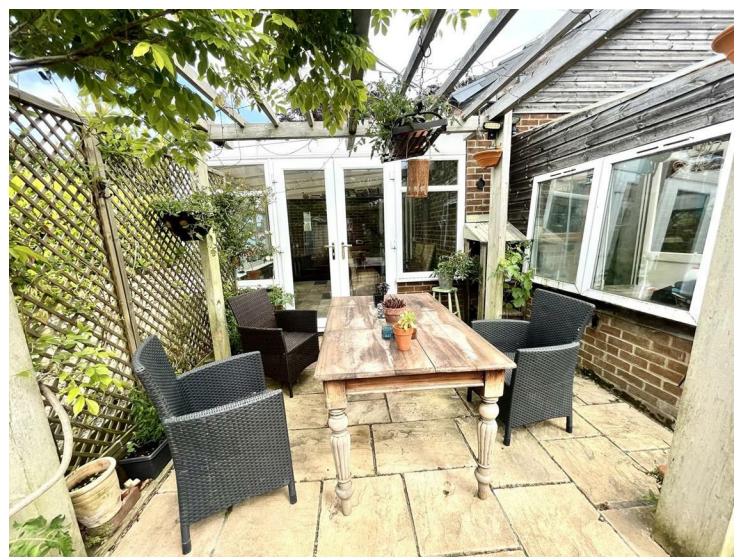
UPVC double glazed window to the side, radiator, power points.

**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, pedestal washbasin with a mixer tap over, W.C, wall mounted heated towel rail, fully tiled walls and floor, skimmed ceiling with inset spotlights, extractor fan.

**REAR PORCH :**

7'10" x 7'11" (2.39m x 2.41m )



Paved flooring, door opening up to rear garden

**EXTERIOR :**



The front of the property has two brick pillars with outdoor lighting and double wrought iron gates, which open up to the vast amount of off-road parking running along the front and side of the dwelling. The front garden has a sunken pond with chipping borders and a variety of mature trees and shrubs, along with being enclosed by a mixture of both panel and wire fencing. The rear garden has been designed, developed and loving created by the current vendor and offers a level of privacy and seclusion. The garden has a mixture of designs and benefits from having a shed, with a patio seating area spanning across the rear of the property and a pergola. There are well established and stocked flower and shrub borders and a greenhouse, with a concrete path then taking you through to a soil area ready for planting and the field views to the rear aspect. In addition there is a relatively low maintenance walled garden having a bespoke brick wall with a raised flower bed and a water feature.

**SERVICES :**

Council Tax Band - B (subject to change)

Energy Efficiency Rating - D

Oil Heating

Mains Water

**DIRECTIONS :**

From our office on West End at the traffic lights turn right onto Boston Road South, at the roundabout take the third exit onto the A17, at the roundabout turn left, then right continuing onto Hall Gate, at the junction turn right onto the B1359 staying on this road into Gedney Drove where the property can be found on the right hand side.

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

<b>Spalding Office</b>		<b>Holbeach Office</b>	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	Sunday:	Closed

**Viewing Arrangements**  
Open 6 days

**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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