MORRISSandMENNIE

estate agents



16 Fenland Walk, Holbeach, Spalding Lincolnshire PE12 7NS

Chain Free £219,950 Freehold

~ NO CHAIN ~

Morriss and Mennie Estate Agents are pleased to offer For Sale this three bedroom, two reception room DETACHED FAMILY HOME, situated along a popular residential cul-de-sac. The property is within walking distance to Holbeach's local amenities including an array of independent shops and national brands, in addition to being within walking distance to the local Primary School and Holbeach Secondary Academy School.

Internally the property is in need of modernisation but offers fantastic living accommodation, with a generously sized entrance hall, with the lounge being located to the front of the home and having an archway leading through to the dining room. The kitchen benefits from having an under stairs storage cupboard and a walk-in pantry, along with an adjacent cloakroom and utility room. The first floor landing has doors arranged off to three good sized bedrooms and a three piece bathroom suite.

Externally the property comes with off-road parking which has been extended, and leads to the single garage. The pedestrian side gate accesses the private and enclosed rear garden.

Accommodation comprises:

NO CHAIN, Lounge, Dining Room, Kitchen with Walk-In Pantry, Utility Room, Downstairs Cloakroom, Side Entrance, Three Bedrooms, Family Bathroom, Off-Road Parking, Single Garage, Rear Garden, Close to Amenities.







8 Bridge Street, Spalding, PE11 1XA

10 West End, Holbeach, PE12 7LW 01406 422907

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

ENTRANCE PORCH:

With a further UPVC obscured double glazed door into the :-

ENTRANCE HALL:

Stairs leading up to the first floor accommodation, radiator, telephone point, power points.

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LOUNGE

14'7" x 12'0" (4.45m x 3.66m)

UPVC double glazed window to the front, radiator, power points, TV point, gas fireplace.

DINING ROOM:

12'2" x 9'8" (3.71m x 2.95m)

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

KITCHEN:

12'1" x 8'7" (3.68m x 2.62m)

UPVC double glazed window 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, space and point for a fridge, space and point for a freezer, tiled splash-backs, radiator, power points, under stairs storage cupboard, walk-in pantry.

SIDE ENTRANCE :

UPVC obscured double glazed door to the side, radiator.

DOWNSTAIRS CLOAKROOM:

W.C, wash hand basin with taps over

UTILITY ROOM:

7'8" x 5'0" (2.34m x 1.52m)

UPVC double glazed window to the side, base units with a work surface over, space and plumbing for a washing machine, power points, radiator

LANDING .

UPVC double glazed window to the side, power points, loft access

FAMILY BATHROOM

UPVC obscured double glazed window to the rear, panelled bath with a mixer tap and a built-in mixer shower over, pedestal washbasin with taps over, W.C with a push button flush, shaver point, wall mounted heated towel rail.

BEDROOM ONE:

14'8" x 11'1" (4.47m x 3.38m)

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

BEDROOM TWO:

12'2" x 11'1" (3.71m x 3.38m)

UPVC double glazed window to the rear, radiator, power points, TV point, airing cupboard housing the Worcester Bosch combi-boiler

BEDROOM THREE:

8'5" x 7'4" (max) (2.57m x 2.24m (max)

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

EXTERIOR:

The property offers off-road parking which leads to the single garage, with the rest of the front garden being low maintenance

The side gate accesses the rear garden, which is enclosed by panel fencing with a patio seating area

SINGLE GARAGE :

Metal up and over door, power and lighting connected

SERVICES

Council Tax Band - C (subject to change)

Energy Efficiency Rating - C Gas Central Heating

Gas Central Heatin Mains Water

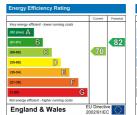
DIRECTIONS

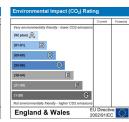
From our office on West End continue along Spalding Road, turning left onto Netherfields then left onto Fenland Walk following the road round to the right, where the property can be found on the right hand side.











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

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.

Morriss 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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