



**Washway Road, Holbeach, Spalding
Lincolnshire PE12 8AL
Price £435,000 Freehold**

An amazing opportunity has arisen to buy this extended detached and beautifully presented property with over 2400sqft of accommodation.

The ground floor offers a huge footprint, with a great sized entrance hall with stairs to the first floor. Moving through the hallway to the left is the triple aspect lounge and its adjacent dining room, with internal French doors opening out to the double aspect garden room. The Shaker style kitchen/breakfast is located to the right of the hallway and offers plenty of storage and benefits from having a Britannia Range cooker and an adjacent utility room and downstairs cloakroom. Completing the downstairs accommodation is the rear entrance porch and the fantastic sized Gym/Study with underfloor heating and French doors opening out to the rear.

Moving upstairs, there are four double bedrooms with the primary bedroom having a walk-in dressing room and an en-suite bathroom complete with a roll-topped bath. Furthermore, bedroom two also has the added advantage of an en-suite, with the two remaining bedrooms sharing the refitted shower room.

Externally to the front is the generously sized gravel driveway with space for numerous cars, a caravan and a motor home, which in turn leads to the tandem single garage. To the rear is a stunning enclosed garden, ideal for families and pets with mature beds, a lawn area, a kitchen garden with a brick built storage area as well as plenty of seating space for alfresco dining and entertaining.

Accommodation comprises:

Lounge, Dining Room, Garden Room, Gym/Studio with Underfloor Heating, Kitchen/Breakfast, Utility Room, Cloakroom, Primary Bedroom with En-Suite & Dressing Room, En-Suite to Bedroom Two, Refitted Three Piece Shower Room, Four Double Bedrooms, Tandem Single Garage, Vast Amount of Off-Road Parking, Landscaped Rear Garden, High Specification Fittings, Karndean Flooring Downstairs.

Energy Efficiency Rating	
Current	Potential
	83
	62

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC

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Through the wooden front door, into the:-

ENTRANCE PORCH :
7'7" x 5'11" (2.31m x 1.80m)

ENTRANCE HALL :
9'8" x 7'5" (2.95m x 2.26m)

With stairs leading off to the first floor accommodation, radiator, power points, telephone point, Karndean flooring, skimmed and coved ceiling, internal doors through to the lounge and dining room.

TRIPLE ASPECT LOUNGE :
26'7" x 15'1" (8.10m x 4.60m)

Wooden sealed double glazed window to the front and both sides, wooden sealed double glazed French doors to the side, solid 18mm thick oak floors, solid granite fireplace (for decorative purposes), multiple TV points, power points, radiator, skimmed and coved ceiling.

Internal French doors through to the:-

DINING ROOM :
18'7" x 12'0" (5.66m x 3.66m)

Two wooden sealed double glazed windows to the side, internal French doors to the garden room, 18mm thick solid oak floor, TV point, power points, skimmed and coved ceiling, radiator.

DOUBLE ASPECT KITCHEN / BREAKFAST :
18'7" x 9'0" (5.66m x 2.74m)

Wooden sealed double glazed window to the front, internal wooden sealed double glazed window to the rear entrance, Shaker style base and eye level units with a solid granite work surface over, Britannia double Range having two ovens a grill and a five burner gas hob with an extractor hood over, solid granite splash back, Belfast sink with a mixer tap over, integrated Bosch dishwasher, larder storage cupboard, Karndean flooring, radiator, power points (some with USB charging), skimmed and coved ceiling.

UTILITY ROOM :
7'7" x 5'7" (2.31m x 1.70m)

Space and plumbing for an American fridge/freezer, space and plumbing for a washing machine, work surface, power points, radiator, Karndean flooring, wooden door and a wooden sealed double glazed window to the garden room.

CLOAKROOM :
7'7" x 2'7" (2.31m x 0.79m)

W.C, wash hand basin with taps over, Karndean flooring.

DOUBLE ASPECT GARDEN ROOM :
20'0" x 9'0" (6.10m x 2.74m)

Wooden sealed double glazed windows to the side and rear, wooden sealed double glazed French doors to the rear, tongue and groove ceiling, exposed brick wall, radiator, power points, Karndean flooring, TV point, wooden sealed double glazed door to the side leading to the rear entrance.

REAR ENTRANCE :

Wooden sealed double glazed door and window to the

rear, exposed brick walls, Karndean flooring, Velux double glazed skylight window to the ceiling, wooden sealed double glazed door to the studio/gym, underfloor heating.

STUDIO / GYM :
22'8" x 10'8" (6.91m x 3.25m)

High level wooden sealed double glazed windows to the right, with wooden sealed double glazed windows and doors to the left looking out to the rear garden, Karndean flooring, power points, underfloor heating, loft access, personnel door to the garage, skimmed and coved ceiling.

LANDING :
12'6" x 7'7" (3.81m x 2.31m)

Having newly laid wool carpeting on both the stairs and landing areas, wooden sealed double glazed window to the front, skimmed and coved ceiling, loft access, airing cupboard with shelving.

PRIMARY BEDROOM SUITE :
16'5" x 12'8" (27'7" full width inc en-suite) (5.00m x 3.86m (8.41m full width inc en-suite))

Walk Through :

Wooden sealed double glazed window to the side, solid wood flooring, radiator, power points, skimmed and coved ceiling, door through to the en-suite.

Bedroom :

Two wooden sealed double glazed windows to the side, solid wood flooring, radiator, power points, skimmed and coved ceiling, air conditioning unit, TV point, telephone point, walk

Walk-In Dressing Area
16'5" x 3'3" (5.00m x 0.99m)

Having two doors for access on either side to the bed, shelving & hanging space, real wood flooring.

EN-SUITE :
11'2" x 6'3" (3.40m x 1.91m)

Wooden obscured sealed double glazed window to the side, free standing roll-top bath with a telephone style mixer tap with a handheld shower over, pedestal washbasin with taps over, W.C, heated towel rail, solid wood flooring, half-height tiled walls, skimmed and coved ceiling with inset spotlights, shaver point.

BEDROOM TWO :
12'1" x 11'9" (3.68m x 3.58m)

Wooden sealed double glazed window overlooking the rear garden, solid wood flooring, radiator, power points, skimmed and coved ceiling, TV point, telephone point.

Note : Originally bedroom one

EN-SUITE :
6'1" x 4'3" (1.85m x 1.30m)

Wooden obscured sealed double glazed window to the side, W.C, pedestal washbasin with taps over, fully tiled shower cubicle with a built-in mixer shower on a sliding adjustable rail, solid wood flooring, radiator, half-height tiled walls, skimmed and coved ceiling, extractor fan, shaver point.

BEDROOM THREE :
10'0" x 9'0" (3.05m x 2.74m)

Wooden sealed double glazed window to the rear, radiator, power points, solid wood flooring, skimmed and coved ceiling.

BEDROOM FOUR :
9'0" x 8'4" (2.74m x 2.54m)

Wooden sealed double glazed window to the front radiator, power points, telephone point, skimmed and coved ceiling with inset spotlights.

REFITTED SHOWER ROOM :
9'0" x 7'7" (2.74m x 2.31m)

Wooden obscured sealed double glazed window to the rear, vanity washbasin with a mixer tap over and Shaker style storage units beneath, W.C with a push button flush, fully tiled double shower cubicle with a built-in mixer shower with an oversized fixed shower head and a separate shower head on a sliding adjustable rail, wall mounted heated towel rail, fully tiled walls, skimmed ceiling with inset spotlights.

EXTERIOR :

The property benefits from being positioned on a non-estate plot with a landscaped front garden, which is enclosed by low level panel fencing and mature hedging. The driveway offers a vast amount of off-road parking for numerous vehicles, motor home and caravan, which then continues to the oversized single tandem garage.

To the rear and nestled between the garden room and the gym is a good sized block paved seating area with a pathway leading to the beautifully landscaped garden area which is predominately laid to lawn with a blend of established flower, shrub and tree borders; the garden is then enclosed by a mixture of mature hedging and panel fencing. The second section of the garden has been developed into a kitchen garden, providing a good

amount of produce, along with having a brick store and a greenhouse.

SUMMER HOUSE :
14'2" x 12'0" (4.32m x 3.66m)

The summer house has been set up to house a hot tub with all the electrics fitted, along with a concrete base. Power and lighting connected, two skylights in the ceiling, wooden single glazed windows, wooden French doors.

TANDEM GARAGE :
23'8" x 9'0" (7.21m x 2.74m)

With an up and over door, floor mounted oil boiler, wooden sealed double glazed window to the side, fuse box, power points, loft access.

SERVICES :

Council Tax Band - D (subject to change)

Energy Efficiency Rating - D

Oil Heating

Mains Water

DIRECTIONS :

From our office on West End at the traffic lights turn left onto Boston Road South continuing along this road to the roundabout. At the roundabout take the first exit onto the A17 and at the next roundabout go straight over to stay on the A17. Continue along the A17, turning right onto Washway Road staying on this road and the property can be found on the left 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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