



## 3a Stukeley Gardens, Holbeach, Spalding Lincolnshire PE12 7ET

**Price £325,000 Freehold**

Morriss and Mennie estate agents are pleased to offer for sale this beautiful three bedroom, two reception rooms, extended Detached Bungalow situated in a cul-de-sac location being offered with NO CHAIN.

Internally the bungalow has a bright and airy entrance hall with double airing cupboard. There's a modern bright and airy lounge, archway leading through to a formal dining room with sliding patio doors leading through to a wet room, modern kitchen/diner with separate utility room. There are three bedrooms, two being of generous proportion with built in fitted wardrobes, bedroom one has a three-piece en-suite. There is a separate bathroom suite so each bedroom can have its own bathroom suite if needed.

To the outside of the property there is a vast amount of off-road parking which in turn leads to a longer than average single garage with workshop space behind. The property benefits from gated access to both sides of the bungalow which leads to your low maintenance side and rear garden which is blocked paved.

The property is just a 10 minute walk to the centre of Holbeach where you can find all of Holbeach's local amenities. It has fantastic road links to the A17 which connects you to Kings Lynn, Boston, Lincoln and Spalding.

A viewing is highly recommended to appreciate the true size of this bungalow.



8 Bridge Street, Spalding, PE11 1XA  
01775 767575

10 West End, Holbeach, PE12 7LW  
01406 422907

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

**ENTRANCE HALL**

Radiator, power points, thermostat control, skimmed and coved ceiling, loft hatch, double airing cupboard with shelving, door through to the

**LOUNGE**

14'6 x 13 (4.42m x 3.96m)

With a UPVC double glazed window to the front, radiator, power points, TV point, wall lights, skimmed and coved ceiling with inset spotlights, arch through to the

**DINING ROOM**

13 x 9 (3.96m x 2.74m)

With a UPVC double glazed window to the front, radiator, power points, skimmed and coved ceiling with inset spotlights, UPVC obscured double glazed patio door leading through to the

**WET ROOM**

With UPVC obscured double glazed window to the side, built-in mixer shower over with a separate shower head, WC with push button flush, vanity wash basin with mixer tap over, storage cupboards with drawers beneath, wall mounted mirror with side mounted cupboards, wall mounted heated towel rail, fully tiled walls, skimmed ceiling with inset spotlights

**KITCHEN/DINER**

15 x 13 (4.57m x 3.96m)

With UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer tap over, separate electric oven and grill with half sized electric grill above, five burner gas hob and extractor over, space and point for American fridge freezer, integrated dishwasher, tiled splashbacks, TV point, power points, skimmed and coved ceiling with inset spotlights, radiator, door through to the-

**UTILITY ROOM**

UPVC double glazed window to the rear, door to the side, base and eye level units, space and plumbing for washing machine, space and plumbing for tumble dryer, power points

**BEDROOM ONE**

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

With a UPVC double glazed window to the rear, radiator, power points, TV point, skimmed and coved ceiling with inset spotlights, built-in wardrobes and bedside cabinets

**EN SUITE**

With a UPVC obscured double glazed window to the rear, separate shower cubicle which has a fixed oversized shower head and a separate shower head with a built-in mixer shower over, pedestal wash basin with mixer tap over, WC, heated towel rail, fully tiled walls, extractor fan and skimmed ceiling within inset spotlights

**BEDROOM TWO**

11'8 x 10 (3.56m x 3.05m)

UPVC double glazed window to the front, radiator, power points, built-in wardrobes, skimmed and coved ceiling with inset spotlights

**BEDROOM 3**

9'2 x 7 (2.79m x 2.13m)

With a UPVC double glazed window to the front, radiator, power points, skimmed and coved ceiling with inset spotlights

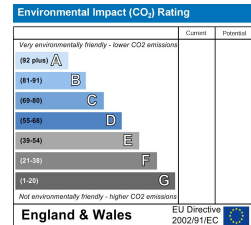
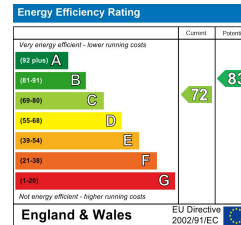
**BATHROOM**

With UPVC Obscured double glazed window to the rear, panelled bath with remote controlled chair, side mounted mixer taps over, WC, wall mounted heated towel rail, pedestal wash basin with mixer tap over, fully tiled walls, skimmed ceiling with inset spotlights

**EXTERIOR**

To the outside of the property there is low-level brick wall to the front border, with block paved driveway offering off road parking for several vehicles, which in turn leads to a larger than average SINGLE GARAGE with workshop space behind - measuring 24' x 8 foot in total, with power and lighting connected, electric garage door, fuse box and door leading onto the rear garden

To the side of the property is gated access to both sides of the bungalow, Through right hand side gate leading onto side garden which is enclosed by panelled fencing and being of low maintenance and is blocked paving, shed to the side, green house, outside lights, outside power points. The rear garden has blocked paving with gravelled borders, outside lights, tap and a door going into the larger than average garage



**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.

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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**INDEPENDENT MORTGAGE ADVICE**

**EVENING & WEEKEND APPOINTMENTS AVAILABLE**

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