



Carp Lodge Roman Bank, Holbeach, Spalding Lincolnshire PE12 8BX

Price £209,950 Freehold

Morriss and Mennie Estate Agents are pleased to present this MODERN SEMI-DETACHED PROPERTY offering three bedrooms and open field rear views over the Fenland Countryside.

The property benefits from having a vast amount of off-road parking, which then leads to your integral single garage. The pedestrian side gate accesses the side door and the private and enclosed rear garden; having the fantastic field views to the rear.

Internally there is a modern entrance hall, with stairs leading off to the first floor accommodation, with the kitchen being located to the front of the home. An OPEN PLAN LOUNGE/DINER spans across the rear of the property and has French doors opening out to the rear garden. The first floor has a spacious landing with doors arranged off to three good size bedrooms and the three piece bathroom suite.

The property is in the semi rural village of Holbeach Bank, and is approximately a 10 minute drive to the market town of Holbeach where all the major amenities can be found, including local Convenience Shops, Restaurants, Public Houses, and both Primary & Secondary Schools. Additionally the property is ideally located to be within walking distance of the local village Primary School, and has fantastic road links to the A17 connecting you to Lincoln, Norfolk, Boston and Spalding.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the door, into the :-

ENTRANCE HALL :

Stairs leading up to the first floor accommodation.

LOUNGE / DINER :

16'11" x 12'0" (17' plus recess x 12'06" max) (5.16m x 3.66m (5.18m plus recess x 3.81m max))
UPVC double glazed window and French doors to the rear, power points, TV point, fireplace.

KITCHEN :

14'0" x 9'0" (4.27m x 2.76m)

UPVC double glazed window to the front. base and eye level units with a work surface over, sink and drainer with a mixer tap. built-in oven and hob with an extractor hood over, space and plumbing for a washing machine, space and point for a fridge/freezer, tiled splash-backs, power points.

LANDING :

Loft access, built-in airing cupboard housing the hot water cylinder, inset spotlights,

BEDROOM ONE :

16'0" (max) x 9'08" (max) (4.88m (max) x 2.95m (max))

UPVC double glazed window to the front, wall mounted electric heater, power points.

BEDROOM TWO :

13'11" (max) x 9'10" (4.24m (max) x 3.00m)

UPVC double glazed window to the rear, power points.

BEDROOM THREE :

10'06" x 8'05" (3.20m x 2.57m)

UPVC double glazed window to the front. wall mounted electric heater, power points.

SHOWER ROOM :

UPVC obscured double glazed window to the rear. W.C with a push button flush, vanity unit with a washbasin and a mixer tap over. fully tiled walk-in shower with a wall mounted mains shower, wall mounted heated towel rail, inset spotlights, tiled walls.

EXTERIOR :

To the front there is a shared gravel driveway providing ample off-road parking which then leads to the integral single garage.

The rear garden is accessed via a pedestrian side gate and is enclosed by fencing. The garden offers a patio seating area and a separate laid to lawn area with field views to the rear.

INTEGRAL SINGLE GARAGE :

Having a metal up and over door, power and lighting connected.

AGENTS NOTE :

The property has previously had subsidence due to a neighbouring property's tree, the trees have since been cut down and the repair work has been completed by the insurance company.

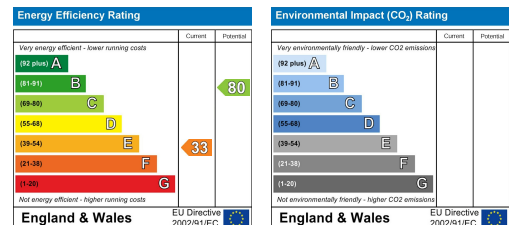
SERVICES :

Council Tax Band - A (subject to change)

Energy Efficiency Rating - F

Electric Heating

Mains Water



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.

Your home your mortgage

INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

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