



**25 Joys Bank, Holbeach, Spalding
Lincolnshire PE12 8SD**

Price £175,000 Freehold

~ NO CHAIN ~

Morriss and Mennie Estate Agents are pleased to offer for sale this NO CHAIN three bedroom SEMI-DETACHED HOUSE, with open field views to the rear.

Internally the entrance hall has doors arranged off to the adjacent downstairs cloakroom and lounge which is located to the front of the property. Completing the downstairs accommodation is the OPEN PLAN KITCHEN/DINER with French doors opening out to the rear garden and a separate utility room. The first floor accommodation offers three bedrooms and a four piece bathroom suite.

The property sits on a non-estate plot and benefits from having three off-road parking spaces, with side pedestrian access leading through to the private and enclosed rear garden, which enjoys open field views to the rear.

The property is located approximately 15-20 minute drive from Peterborough, having direct rail links to London's King's Cross. It is then just a 10 minute drive to the centre of Holbeach where all the local and national amenities can be found.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

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

ENTRANCE HALL :

Stairs leading off to the first floor accommodation, newly laid carpet, electric storage heater, power point, telephone point, understairs storage cupboard, separate storage cupboard.

CLOAKROOM :

UPVC obscured double glazed window to the side, W.C, wash hand basin with taps over, newly tiled floor.

LOUNGE :

14'3" x 11'0" (max) (4.34m x 3.35m (max))

Two UPVC double glazed windows to the front, electric heater, power points, TV point, wall light.

KITCHEN/DINER :

13'2" x 8'7" (4.01m x 2.62m)

UPVC double glazed window and French doors to the rear overlooking the fields, base and eye level units with a work surface over, sink and drainer with a mixer tap over, half sized separate electric oven and grill with a four burner electric hob and extractor hood over, wall mounted storage heater, power points, TV point, telephone point, newly laid tiled floor.

UTILITY ROOM :

7'7" 5'0" (2.31m 1.52m)

UPVC obscured double glazed door to the side, eye level units with a work surface over, space and plumbing for a washing machine, power points, newly laid tiled floor.

LANDING :

Power points, loft hatch, airing cupboard.

BEDROOM ONE :

13'2" x 10'0" (4.01m x 3.05m)

Two UPVC double glazed windows to the rear with field views, electric storage heater, power points.

BEDROOM TWO :

11'5" x 6'7" (widening to 7'8" (max)) (3.48m x 2.01m (widening to 2.34m (max)))

Having a chimney breast to the middle of the room, UPVC double glazed window to the front, electric storage heater, power points and a wardrobe.

BEDROOM THREE :

8'0" x 6'3" (2.44m x 1.91m)

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

FOUR PIECE FAMILY BATHROOM :

UPVC obscured double glazed window to the side, panelled bath with a mixer tap over, pedestal washbasin with a mixer tap over, W.C with a push button flush, fully tiled shower cubicle with an electric mixer shower over, wall mounted electric heated towel rail, wall mounted electric heater, half-height tiled walls and tiled floor.

EXTERIOR :

To the outside, the property has a mature hedge to the front with a mixture of flower and shrub borders and panel fencing to the side. The off-road parking provides space for three vehicles, with the side access leading on to rear garden, which is enclosed by panel and wire fencing with field views to the rear. The rear garden is then laid to lawn with a patio seating area.

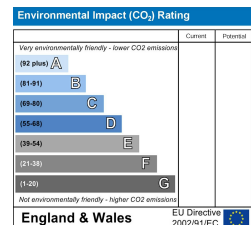
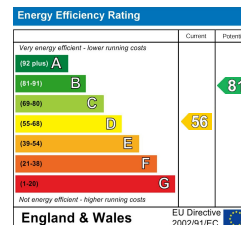
SERVICES :

Council Tax Band - A (subject to change)

Energy Efficiency Rating - D

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

4 Finkin Street | Grantham | NG31 6QZ

T.01476 569090

www.mortgageoptionsonline.co.uk

mortgageoptions