



**10 Jasmine Crescent, Holbeach, Spalding
Lincolnshire PE12 7NW
Price £209,950 Freehold**

Morriss and Mennie Estate Agents are offering For Sale this SEMI-DETACHED ASHWOOD HOME, offering modern living, with three bedrooms and one reception room.

Internally the bright and welcoming entrance hall benefits from an adjacent cloakroom, with the generously sized lounge having stairs leading off to the first floor accommodation. Completing the downstairs is the OPEN PLAN INTEGRATED KITCHEN/DINER with French doors opening out to the rear garden. The first floor comprises three bedrooms, a three-piece en-suite to bedroom one and a three-piece bathroom suite serving the two remaining bedrooms.

Externally the property has tarmac off-road parking which leads to a SINGLE GARAGE, with the garage having a personnel door to the rear garden. A pedestrian gate accesses the rear garden, which is enclosed by panel fencing and is predominately laid to lawn.

The property is a 10-15 minute walk to the centre of Holbeach where all the major amenities can be found including an array of National and Independent brands. The property is also within walking distance of the local Primary School; with the Secondary School being a 10-15 minute walk. The property has fantastic road links to the A17 with connections to Norfolk, Boston, Lincoln and Spalding.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the double glazed composite door, into the:-

ENTRANCE HALL :

Radiator, power point.

CLOAKROOM :

W.C with a push button flush, pedestal washbasin with a mixer tap over, tiled splash backs, radiator, skimmed ceiling, extractor fan.

LOUNGE :

16'10" x 12'0" (5.13m x 3.66m)

UPVC double glazed window to the front, carpet flooring, telephone point and TV point, radiator, power points and stairs leading off to the first floor accommodation.

OPEN PLAN KITCHEN/DINER :

16'5" x 9'9" (5.00m x 2.97m)

Having an integral fridge/freezer, sink and drainer with a mixer tap, integrated dishwasher, oven and induction hob with an extractor hood, space and plumbing for a washing machine, double glazed window to the rear, double glazed French doors opening out to the rear garden, skimmed ceiling with inset spotlights.

LANDING :

Radiator, power points.

BEDROOM ONE :

10'3" x 10'0" (3.12m x 3.05m)

UPVC double glazed window to the rear, carpet flooring, radiator, power points and TV point.

EN-SUITE :

Fully tiled shower cubicle with a built-in mixer shower over, wall mounted heated towel rail, double glazed window, W.C with a push button flush, washbasin with a mixer tap over, shaver point.

BEDROOM TWO :

12'2" x 8'8" (3.71m x 2.64m)

UPVC double glazed window to the front, carpet flooring, radiator, power points and TV point.

BEDROOM THREE :

7'6" x 7'3" (2.29m x 2.21m)

UPVC double glazed window to the front, carpet flooring, radiator, power points and TV point.

FAMILY BATHROOM :

UPVC obscured double glazed window, a panelled bath with a built-in mixer shower having an oversized fixed shower-head and a handheld shower-head on a sliding adjustable rail, pedestal washbasin with a mixer tap, W.C with a push button flush, part- tiled walls, wall-mounted heated towel rail, shaver point, skimmed ceiling with inset spotlights.

EXTERIOR :

The property offers tarmac off-road parking which continues to the single garage. A pedestrian path leads to the front door, where there is a storm porch and courtesy lighting.

The rear garden is enclosed by panel fencing and is predominately laid to lawn, with a patio seating area.

SINGLE GARAGE :

Metal up and over door, personnel door to the rear garden.

AGENTS NOTE :

A yearly Management Charge is payable to Uncle Management of £223.00 per year (subject to change).

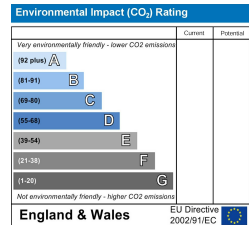
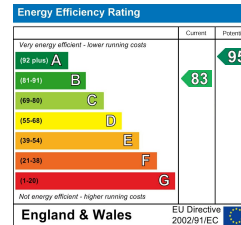
SERVICES :

Council Tax Band - B (subject to change)

Energy Efficiency Rating - B

Gas Central 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.

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EVENING & WEEKEND APPOINTMENTS AVAILABLE

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