



**190 Boston Road North, Holbeach, Spalding
Lincolnshire PE12 8AG**

Price £314,950 Freehold

Morriss and Mennie Estate Agents are pleased to offer For Sale this INDIVIDUALLY DESIGNED AND EXTENDED DETACHED BUNGALOW, offering three bedrooms and three reception rooms.

The property benefits from being positioned on a larger than average plot, with a vast amount of off-road parking and a DETACHED GARAGE/WORKSHOP, along with rural field views to the rear.

Internally the lounge benefits from having a multi-fuel burner, with the property having three bedrooms, a four piece bathroom suite and a kitchen/breakfast with bespoke made kitchen units and an adjacent utility room. Completing the bungalow is your separate sitting room which is located to the rear and comes with a multi-fuel burner sliding doors leading out to your garden room, with French doors opening out to the rear garden.

The property is located on the outskirts of Holbeach and has fantastic road links to the A17 connecting you to Norfolk, Boston, Spalding and Lincoln. The property is just a short drive to the centre of Holbeach where the major 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 front door, into the:-

ENTRANCE HALL :

32'4" (length) (9.86m (length))
Radiator, power points.

LOUNGE :

12'0" x 11'0" (3.66m x 3.35m)
UPVC double glazed window to the front, multi-fuel burner, radiator, power points, wall lights, internal sliding doors through to the dining room.

BEDROOM ONE :

12'3" x 12'0" (3.73m x 3.66m)
UPVC double glazed window to the side, radiator, power points, internal door to the hallway.

BEDROOM TWO :

12'0" x 11'1" (3.66m x 3.38m)
UPVC double glazed window to the front, radiator, power points.

BEDROOM THREE :

12'0" x 12'0" (3.66m x 3.66m)
UPVC double glazed window to the rear, radiator, power points, built-in wardrobes.

FOUR PIECE BATHROOM SUITE :

UPVC obscured double glazed window to the side, a bath with a telephone style mixer tap over, W.C, shower cubicle (needs replacing), pedestal washbasin with tap over, tiled floor, radiator, loft access.

SITTING ROOM :

15'6" x 12'0" (4.72m x 3.66m)
Having sliding double glazed patio doors leading to the garden room, a multi-fuel burner, radiator, power points, two TV points (one in each corner).

GARDEN ROOM :

16'8" x 10'8" (5.08m x 3.25m)
UPVC double glazed French doors to the rear, UPVC double glazed door to the side, tiled floor, a door to the utility room.

KITCHEN/BREAKFAST :

14'5" x 12'0" (4.39m x 3.66m)
UPVC double glazed window to the side, solid wood bespoke base and eye level units with a work surface over, sink and drainer with taps over, breakfast bar, tiled splash-back's, tiled floor, integrated electric oven and grill with a half sized electric oven and grill above, floor mounted oil boiler, radiator and power points.

UTILITY ROOM :

8'1" x 8'0" (2.46m x 2.44m)
UPVC double glazed window to the rear, base and eye level units with a work surface over, space and plumbing for a washing machine, space and point for a fridge, tiled splash-back's, tiled floor, power points and a storage cupboard with shelving.

EXTERIOR :

The property benefits from being positioned on a large non-estate plot, with boxwood hedging to the front and side and a bespoke lockable double metal gate opening up to the vehicle access. The off-road parking provides space for 3-4 vehicles to the front with further off-road parking to the side of the bungalow for a further 3 cars. Then continuing on through a wooden double gate to further off-road parking and the rear garden where the parking leads to a sizable garage/workshop.

The rear garden is enclosed by mature hedging and is laid to lawn with shrubs and tree borders. Additionally there is a newly installed oil tank, for the central heating system (approximately six years old with new boiler and radiators). Furthermore, the property benefits from having an outside cloakroom with W.C, a wash hand basin with taps over, tiled splash-back's and an outside tap.

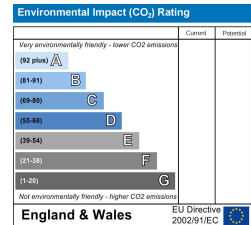
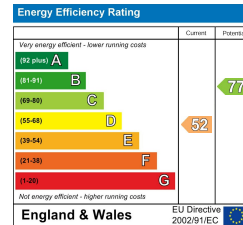
To the left of the garage/workshop is a seating area, which is uniquely styled as a bus shelter. This section of the rear garden has a shed and is enclosed by panel fencing and hedging, with a storage shed positioned to the rear of the workshop, the rest is then laid to lawn with field views to the rear.

GARAGE/WORKSHOP :

30'6" x 20'0" (9.30m x 6.10m)
Having a mezzanine floor, fuse box, power points and a storage unit to the side for tools, there is a wooden double door to the rear, a wooden double door to the front and a wooden personnel door to the front.

SERVICES :

Council Tax Band - B (subject to change)
Energy Efficiency Rating - E
Oil 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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