



**Cornerways Pipwell Gate, Holbeach, Spalding
Lincolnshire PE12 8BA**

Price £450,000 Freehold

Morriss and Mennie are pleased to offer For Sale this beautiful semi rural extended 4 bedroom detached house which sits on a plot just under 1.5 acres (stms). The property has an annex attached to the property which consists of a lounge and conservatory then you share the main kitchen. The main house also has it's own conservatory too which has just been renovated, this comes off the main open plan lounge diner. There's a modern kitchen diner which overlooks your paddock to the rear. Completing the downstairs is a separate cloakroom. To the first floor there's an impressive Bedroom 1 which comes complete with an En-suite. There's a modern bathroom suite serving the 3 other bedrooms. To the outside the property has a remote controlled electric gate which opens up to a huge amount of off road parking. There's a double five bar gate which leads to the garage workshop and the 2 stables where there's more off road parking. There's a separate rear garden which leads onto your separate grassed paddock land which enjoys open field view's to the rear.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Entrance Hall

You go through the composite obscured double glazed front door with a UPVC double glazed window to the front. The entrance hall has stairs leading off to the first floor accommodation, power points, radiator and skimmed and covered ceiling.

Lounge Diner

24'0" x 14'0" (7.32 x 4.27)

lounge diner has a UPVC double glaze window to front and the rear enjoying open field views to the rear and then a UPVC double glazed patio doors going on to the conservatory. It has an inset log burner, radiator, power points. Internal door going into the entrance hall door going into the kitchen.

Conservatory off lounge

14'5" x 10'9" (4.41 x 3.30)

Being of brick and UPVC construction

Annex Lounge

19'3 x 9

with a UPVC double glaze window to front and UPVC double glazed French doors to the side going onto a conservatory wall mounted electric heater fuse box power points and radiator.

Annex Conservatory

9'4" x 9'6" (2.85 x 2.90)

It's of UPVC construction with UPVC double glazed French doors going onto the garden

Kitchen Breakfast

18'6" x 11'5" max (5.64 x 3.50 max)

Kitchen breakfast has upvc windows to the rear overlooking the paddock and has a stable door to the side. There's base and eye level units with sink and drainer with mixer taps over as a freestanding double range with double oven and separate grill with a Five burner electric hob and extractor over, breakfast bar, radiator and power points. There is a cupboard which has space and point for washing machine and space and point for fridge freezer.

Cloakroom

UPVC obscure double glazed window to side WC with pushbutton flush vanity wash basin with mixer tap over and storage cupboard beneath radiator and extractor fan

Landing

Onto the landing there is a loft hatch

Bedroom 1

16'8" x 9'6" (5.10 x 2.92)

UPVC window to the front and side, radiator and power points

En-Suite

UPVC obscured double glazed window to the rear panel bath with mixer taps over, vanity wash basin with mixer taps over, pushbutton flush all set in storage cupboard beneath and worksurface over. Double shower cubicle which is fully tiled with a built-in mixer shower over radiator fully tiled walls and floor.

Bedroom 2

13'1" x 12'9" (4.00 x 3.89)

UPVC double glaze window to the front radiator, power points and skimmed and covered ceiling.

Bedroom 3

13'1" x 10'9" (4.00 x 3.30)

UPVC double glaze window to rear enjoying views over the paddock and open field views there's built-in wardrobe radiator and power points skimmed and covered ceiling.

Bedroom 4

9'4" x 7'4" (2.86 x 2.26)

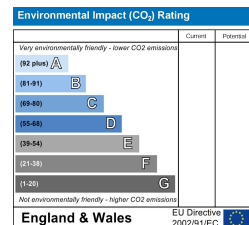
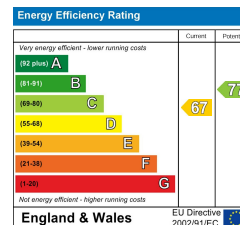
upvc double glaze window to the front Radiator power points and skimmed and covered ceiling

Bathroom

family bathroom has a UPVC obscured double glaze window to the rear a panelled bath with side mounted mixer taps over, built-in mixer shower over, vanity wash basin with mixer taps over WC with pushbutton flush and storage cupboards beneath and worksurface over, radiator

Outside

The garage workshop is 18 5 x 17.7 pedestrian UPVC double glazed door to the front UPVC double glaze window to the front and a metal garage door which opens to the front also Separate fuse box and power points. Chicken coop and then the paddock has a five bar gate and is enclosed by panel fencing and post and rail fencing to the rear and then you have open field views to the rear. There's a remote-controlled bespoke metal side sliding electric gate which leads to a huge amount of off-road parking. There's a front garden with sunken pond. There's a double five bar gate which opens up to further off-road parking and then leads to a garage workshop and it also leads to your stables so it's all enclosed for horses or pets. In the stables the first one is 12 5 x 9 5 it's got power and lighting connected and a stable door to the front. The second stable is 12 1 x 9 9 with power and light connected and stable door to the front. There's a shed 6 foot panel fencing to the borders and some trees. You continue to your rear garden which has a post and rail fence which then separates the horse paddock land from your garden.



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