



## 2 Ashburton Close, Holbeach, Spalding Lincolnshire PE12 7RR

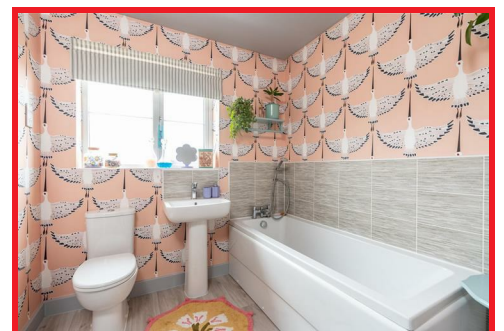
**Price £225,000 Freehold**

Morriss and Mennie Estate Agents are pleased to offer For Sale 'The Mere' a modern three bedroom SEMI-DETACHED PROPERTY.

The Mere offers fantastic spacious living accommodation with a bright and welcoming DOUBLE ASPECT LOUNGE and an OPEN PLAN DOUBLE ASPECT KITCHEN/DINER, complete with integrated appliances and an adjacent utility room/pantry. The first floor of the home has a spacious landing with separate airing cupboard and doors arranged off to three good sized bedrooms, with bedroom three also being of generous proportions. The principal bedroom benefits from being double aspect with an integrated wardrobe and a modern three-piece en-suite shower room. Completing the accommodation is the three-piece family bathroom.

Externally the property offers landscaped front and side gardens, and off-road parking for two vehicles leading to the DETACHED SINGLE GARAGE having a personnel door opening out to the side garden. The side pedestrian access gate leads through to the enclosed side garden which comes complete with a lawned and patio seating area.

The property is ideally situated with fantastic road links to the A17 connecting you to Norfolk, Boston, Lincoln and Spalding. It is then just a two minute drive to the centre of Holbeach where all the major amenities can be found, including the local Primary and Secondary Schools and an array of National and Independent shops.



8 Bridge Street, Spalding, PE11 1XA  
**01775 767575**

10 West End, Holbeach, PE12 7LW  
**01406 422907**

Through the composite obscured double glazed front door, into the :-

**ENTRANCE HALL :**

With stairs leading up to the first floor accommodation, radiator, power points.

**CLOAKROOM :**

W.C with a push button flush, pedestal washbasin with a mixer tap, tiled splash-back's, radiator.

**DOUBLE ASPECT LOUNGE :**

18'6" x 10'8" (5.64m x 3.25m)

UPVC double glazed window to front and two UPVC double glazed windows to the side, radiator, power points, TV point, telephone point, picture rail, views over the Public Green to the side.

**OPEN PLAN KITCHEN/DINER :**

18'6" x 10'8" (5.64m x 3.25m)

UPVC double glazed windows to the front and side, UPVC double glazed French doors to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with an induction hob and extractor hood over, integrated fridge and freezer, integrated dishwasher, tiled splash-back's, power points, radiator, inset spotlights.

**UTILITY ROOM/PANTRY :**

6'6" x 5'11" (1.98m x 1.80m)

Base units with a work surface over, sink and drainer with a mixer tap over, space and point for a fridge, space and plumbing for a washing machine, radiator, power points, understairs storage cupboard.

**LANDING :**

Radiator, power points, loft hatch, airing cupboard with shelving and a wall mounted gas boiler.

**FAMILY BATHROOM :**

UPVC obscured double glazed window to the side, panelled bath with a mixer tap and a mixer tap handheld shower over, pedestal washbasin with a mixer tap over, tiled splash-back's, W.C with a push button flush, wall mounted heated towel rail, double shaver point and inset spotlights.

**BEDROOM ONE :**

14'7" x 12'8" (4.45m x 3.86m)

Being double aspect with UPVC double glazed windows to the front and side, built-in wardrobes, radiator, power points.

**EN-SUITE :**

UPVC obscured double glazed window to the front, fully tiled shower cubicle with a built-in mixer shower over, pedestal washbasin with a mixer tap over, W.C with a push button flush, wall mounted heated towel rail, double shaver point, inset spotlights and a storage cupboard.

**BEDROOM TWO :**

11'0" x 10'11" (3.35m x 3.33m)

Being double aspect with UPVC double glazed windows to the front and side, radiator, power points, TV point.

**BEDROOM THREE :**

9'0" x 8'7" (2.74m x 2.62m)

UPVC double glazed window to the side overlooking the green, radiator, power points and a TV point.

**EXTERIOR :**

To the front and side is a grass lawn with a patio path leading to the front door with its storm porch and courtesy lighting. The off-road parking provides space for two vehicles and leads to a detached single garage which is behind the side garden. Side gated access continues on to the garden, which is enclosed by panel fencing and is laid to lawn, with an extended patio seating area and an outside tap.

**DETACHED SINGLE GARAGE :**

Personnel door to the rear garden.

**SERVICES & AGENTS NOTE :**

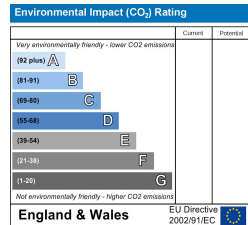
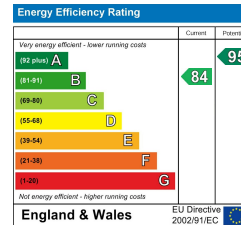
Council Tax Band - B (subject to change)

Energy Efficiency Rating - B

Gas Central Heating

Mains Water

NOTE : There is a yearly grounds management charge payable of £443.43 (subject to change), although for the past three years the current vendors have received a £100 rebate.



**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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INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

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