



**1 New Buildings Leadenhall Road, Holbeach, Spalding
Lincolnshire PE12 8EY**

Price £295,000 Freehold

**** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF ACCOMMODATION AND RURAL VIEWS THIS PROPERTY HAS TO OFFER ****

Morriss and Mennie Estate Agents are pleased to offer For Sale this RURAL EXTENDED SEMI-DETACHED HOUSE, having four bedrooms, two reception rooms and enviable interrupted field views to the front and rear.

The current vendors have created a beautiful family residence, with the OPEN PLAN KITCHEN/DINER/FAMILY ROOM acting as the hub of the home. The kitchen includes a range of integrated appliances, with the family room having a multi-fuel burner and a separate pantry adjacent. The lounge benefits from rural views to the front from the comfort of your sofa! Completing the downstairs accommodation is the separate utility room and a three-piece downstairs shower-room. The first floor landing has doors arranged off to four good size bedrooms, all with field views and a three-piece family shower-room.

To the outside, the property has a good amount of off-road parking, which leads to an OVERSIZED DETACHED SINGLE GARAGE. Then continuing through the side gate, which accesses the rear garden with its patio seating area and storage unit. The garden is then laid to lawn with field views to the rear.

The property is a 10-15 minute drive to the market town of Holbeach where all the major amenities can be found. Along with fantastic road links to the A17 with connections to Boston, Lincoln, Spalding and Norfolk.



8 Bridge Street, Spalding, PE11 1XA
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10 West End, Holbeach, PE12 7LW
01406 422907

Through the UPVC double glazed French doors, into the:-

UTILITY ROOM :

8'8" x 6'3" (2.64m x 1.91m)

Having base and eye level units with a work surface over, wall mounted Worcester Bosch boiler, space and plumbing for a washing machine, power points.

DOWNSTAIRS SHOWER ROOM :

UPVC obscured double glazed window to the side, fully tiled double shower cubicle with a built-in mixer shower having an oversized fixed shower-head and a separate shower-head on a sliding adjustable rail, W.C with a push button flush, vanity washbasin with a mixer tap over and storage drawers beneath, fully tiled walls, tiled floor, radiator.

OPEN PLAN CHEFS KITCHEN/DINER/FAMILY ROOM :

29'1" x 15'2" (8.86m x 4.62m)

With two UPVC double glazed windows to the side enjoying field views, UPVC double glazed window to the rear also enjoying field views, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated double electric oven and grill with an integrated microwave and integrated warming plate, integrated four burner gas hob and extractor hood over with inset spotlights, tiled splash-backs, radiator, breakfast bar, power points (some with USB charging), space and point for an American fridge/freezer.

Family Room :

Multi-fuel burner, power points, TV point, door to the pantry.

Chefs Kitchen :

Dining Area :

Family Room :

PANTRY :

UPVC obscured double glazed window to the side and shelving.

LOUNGE :

17'0" x 12'0" (5.18m x 3.66m)

Two UPVC double glazed windows to the front enjoying uninterrupted field views, radiator, power points, picture rail and an understairs storage cupboard.

LANDING :

UPVC double glazed window to the side enjoying field views, loft access.

INNER HALLWAY/LANDING :

SHOWER ROOM :

UPVC obscured double glazed window to side, fully tiled double shower cubicle with an electric mixer shower over, W.C with a push button flush, vanity washbasin with a mixer tap over and storage cupboards beneath, radiator.

BEDROOM ONE :

19'6" x 9'1" (5.94m x 2.77m)

UPVC double glazed window to the rear enjoying field views, radiator and power points.

BEDROOM TWO :

12'0" x 8'8" (3.66m x 2.64m)

UPVC double glazed window to the front enjoying uninterrupted field views, radiator, power points.

BEDROOM THREE :

10'8" x 7'8" (3.25m x 2.34m)

UPVC double glazed window to rear enjoying field views, radiator, power points (some with USB charging).

BEDROOM FOUR :

8'4" x 7'7" (2.54m x 2.31m)

UPVC double glazed window to the front with uninterrupted field views, radiator, power points.

EXTERIOR :

Approaching the property there is a laid to lawn area with a low-level hedge to the front and side, with post and rail fencing to the far side. The rest of the frontage is off-road parking, which then leads to the oversized single garage. A side pedestrian gate accesses the garden, which has a patio seating area and outside power points. Adjacent to the utility room is a potting shed, kennels on a concrete base, with a five bar gate opening up to the rear garden, which is enclosed by post & rail fencing with it then being predominately laid to lawn with field views to the rear.

OVERSIZED SINGLE GARAGE :

16'1" x 13'6" (4.90m x 4.11m)

Having a metal up and over door.

SERVICES :

Council Tax Band - A (TBC - subject to change)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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