



**Spalding Road, Holbeach, Spalding
Lincolnshire PE12 7HH
Price £290,000 Freehold**

Morriss and Mennie Estate Agents are pleased to offer For Sale this ESTABLISHED 1950's DOUBLE BAY FRONTED DETACHED FAMILY HOME, situated in a sought after location within walking distant to Holbeach's local amenities.

Internally the property boasts a good sized entrance hall with doors arranged off to the open plan kitchen and dining room with its feature fireplace and parquet flooring. Then continuing through the property to the kitchen/diner with its adjacent pantry and utility/wet room. Completing the downstairs accommodation is the garden room, having French doors opening out onto the beautifully landscaped rear garden. The first floor landing has doors arranged off to three double bedrooms, with bedroom two benefiting from a separate dressing room and en-suite bathroom. The three piece shower room serves the two remaining bedrooms.

Externally the gravelled driveway provides enough parking for 4-5 vehicles which continues to the detached single garage, benefiting from an electric roller garage door. The rear garden has been beautifully landscaped having a patio seating area adjacent to the garden room, and a wealth of mature flower, shrub and tree borders, in addition to having a kitchen garden area with a greenhouse.

The property is located on the outskirts of Holbeach and is approximately a 10-15 minute walk or a 5 minute drive to the centre where all the town amenities can be found, including the local Primary School, Secondary School and an array of independent and national shops. Holbeach benefits from having fantastic road links to the A17 connecting you to Norfolk, Spalding, Boston and Lincoln.

Accommodation comprises:

Detached Family Home, Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast, Pantry, Utility/Wet Room, Rear Entrance Area, Garden Room, Three Double Bedrooms, Dressing Room & En-Suite Bathroom to Bedroom Two, Three Piece Family Shower Room, Off-Road Parking, Detached Single Garage, Landscaped Rear Garden.

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

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Through the UPVC double glazed side door into the:-

ENTRANCE HALL :

Herringbone style parquet flooring, stairs leading up to the first floor accommodation, radiator, thermostat control, telephone point, electric doorbell, textured and coved ceiling, understairs storage cupboard housing the fuse box, power points.

OPEN PLAN LOUNGE/DINER :
24'4" x 13'2" (7.42 x 4.03)



Lounge :
13'1" x 11'11" (4.01m x 3.64m)

UPVC double glazed bay window to the front, UPVC double glazed side window, feature gas fire with a classic surround and marble hearth, radiator, power points, TV aerial point, parquet flooring, textured and coved ceiling, archway through into the:-

Dining Room :
13'1" x 11'11" (4.01 x 3.64)

UPVC double glazed bay window to the front, radiator, power points, textured and coved ceiling.

KITCHEN/BREAKFAST :
11'10" x 10'11" (3.63m x 3.33m)



UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, water softener, tiled splash backs, integrated Stoves electric double oven and grill with a four burner gas hob with an extractor hood over, integrated dishwasher, Glowworm gas boiler housed in a cupboard, radiator, TV aerial point, built-in cupboard, wooden and glazed stable style door into the rear entrance.

WALK-IN PANTRY :
4'4" x 8'11" (1.34 x 2.73)

UPVC obscured double glazed window, skimmed ceiling, range of shelving, space and point for a fridge/freezer

UTILITY / WET ROOM :
11'11" x 8'0" (3.63m x 2.44m)

UPVC obscured double glazed window to the side and rear, electric shower, wash hand basin with taps over, W.C, space and plumbing for a washing machine, space and point for a dryer, storage cupboard, radiator, extractor fan.

REAR ENTRANCE :

UPVC double glazed door to the rear, UPVC double glazed window to the side, inset spotlights.

GARDEN ROOM :
13'3" x 11'6" (4.06m x 3.51m)



Brick and UPVC construction with UPVC double glazed French doors opening out to the landscaped rear garden, two radiators, power points, textured and coved ceiling with inset spotlights.

LANDING :

UPVC double glazed window to the side, loft hatch, radiator, textured and coved ceiling.

GUEST SUITE :
18'2" x 8'1" (5.55 x 2.48)



Bedroom Two :
12'0" x 8'1" (3.66m x 2.48m)

UPVC double glazed window to the side, radiator, power points, telephone point, textured and coved ceiling, archway through to the :-

Dressing Room :
18'2" x 8'1" (5.55 x 2.48)

UPVC double glazed window to the side, range of fitted wardrobes with shelving and hanging space, chest or drawers, power points, door through to the:-

En-Suite Bathroom :
8'1" x 5'10" (2.48m x 1.78m)

UPVC obscured double glazed window to the side, bath with a mixer tap shower over, folding shower screen, W.C, pedestal wash basin with a mixer tap over, fully tiled walls, wall mounted heated towel rail, textured and coved ceiling,

BEDROOM ONE :
12'0" x 11'0" (3.66m x 3.36m)

UPVC double glazed window to the front, radiator, power points, textured and coved ceiling.

BEDROOM THREE :
10'11" x 11'11" (into the wardrobes) (3.33m x 3.65m (into the wardrobes))

UPVC double glazed window to the side, radiator, power points. range of fitted wardrobes providing shelving and hanging space, radiator, power points, textured and coved ceiling.

SHOWER ROOM :
8'11" x 6'3" (2.72m x 1.91m)



UPVC obscured double glazed window to the side, fully tiled double shower cubicle with a built-in mixer shower over, pedestal wash basin with a mixer tap over, W.C with a push button flush, radiator, wall mounted heated towel rail, airing cupboard housing the hot water tank, immersion heater and shelving.

EXTERIOR :

The front of the property has a brick wall and mature flower and shrub borders, which then open up to the gravelled off-road parking, providing space for numerous vehicles. A concrete pathway continues to the side entrance door, key safe and then onto the detached single garage. The rear garden is separated into two sections, with the first having a patio seating area adjacent to the garden room and a mixture of mature shrub borders with a decorative area having slate chippings with a water feature. A hedge divides the two gardens with the second being predominately laid to lawn with mature shrub and tree borders, PIR outside lights and a greenhouse with an adjacent kitchen garden.

OVERSIZED DETACHED SINGLE GARAGE :
12'1" x 25'10" (3.70 x 7.89)

Having an electric roller door, obscured double glazed window to the rear, power and lighting connected, outside tap, base units with shelving, pitched roof with storage eaves above, consumer unit, personnel door to the rear garden.

SERVICES :

Council Tax Band - D (subject to change)
Energy Efficiency Rating - D
Gas Central Heating

DIRECTIONS :

From our office on West End continue along Spalding Road heading out of Holbeach where the property can be found on the left hand side.

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Spalding Office		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday	9am to 4pm	Saturday	9am to 2pm
Sunday	Closed	Sunday	Closed

Viewing Arrangements
Open 6 days

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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