



GROUND FLOOR
APPROX. FLOOR
AREA 837 SQ. FT.
(77.8 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 489 SQ. FT.
(45.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1326 SQ. FT. (123.2 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**16 Farmers Gate, Holbeach, Spalding
Lincolnshire PE12 7NT
Price £265,000 Freehold**

* TAKE A LOOK AT THIS DETACHED HOUSE WITH A HUGE PLOT IN HOLBEACH *

Morriss and Mennie Estate Agents are pleased to offer For Sale this Detached House offering three reception rooms and three bedrooms. This property is located in the popular residential cul-de-sac location of Farmers Gate and is within walking distance of the center of the market town of Holbeach.

Internally the entrance hall leads through to the lounge with block arch way that leads through to the dining room creating a double aspect living space. There is also a conservatory where you can enjoy garden views. The ground floor also offer a kitchen/breakfast room that has retained the original walk-in pantry and has a separate utility room and a re-fitted cloakroom off. Continuing to the first floor and to three bedrooms and a modern three piece family bathroom suite.

Externally this property is approached by a gravel drive to the front allowing for off road parking and access to the single garage. The privately enclosed rear garden is mainly laid to lawn with inset trees and shrubs and a patio seating area. The surprise of this property is the extremely generous side garden, which is large enough to become a separate building plot or to extend the existing dwelling (subject to the relevant planning permissions).

DO NOT MISS THE OPPORTUNITY TO VIEW THIS PROPERTY!!

Accommodation comprises of:-

Entrance Porch, Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Re-Fitted Cloakroom, Three Bedrooms, Re-Fitted Family Bathroom, Off Road Parking, Single Garage, Front & Rear Garden, Generously Sized Side Garden.

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Energy Efficiency Rating	
Current	Potential
	83
63	

Environmental Impact (CO ₂) Rating	
Current	Potential

UPVC obscured double glazed door to:-

ENTRANCE PORCH:

UPVC double glazed window to the front and to the side.

UPVC obscured original door to:-

ENTRANCE HALL:

Radiator, power points, telephone point, stairs leading to the first floor accommodation.

LOUNGE:

14'7" x 12'0" (4.45m x 3.66m)



UPVC double glazed window to the front, radiator, power points, TV point.

Block archway to:-

DINING ROOM:

12'2" x 9'8" (3.71m x 2.95m)



UPVC double glazed window to the rear and UPVC double glazed French door to the side, radiator, power points.

CONSERVATORY:

24'0" x 7'7" (7.32m x 2.31m)



Of metal construction, sliding patio door to the side garden, pedestrian door to the side, power points, electric heater.

KITCHEN/BREAKFAST ROOM:

12'2" x 8'7" (3.71m x 2.62m)



UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with mixer tap over, integrated electric oven and grill, four burner electric hob with extractor hood over, breakfast bar, tiled splash backs, integrated dishwasher, integrated fridge, radiator, power points, pantry with shelving.

SIDE ENTRANCE:

UPVC obscured double glazed door to the side, radiator, tiled flooring.

UTILITY ROOM:

UPVC double glazed window to the side, space and point for a tumble dryer, space and plumbing for a washing machine, floor mounted gas boiler, half height tiled walls, tiled flooring, , power points.

RE-FITTED CLOAKROOM:

UPVC obscured double glazed window to the side, WC. with push button flush, wash basin with mixer tap set in a vanity unit with high gloss storage cupboard beneath, tiled splash backs, tiled flooring, skimmed ceiling.

LANDING:

UPVC double glazed window to the side, power points, loft hatch.

RE-FITTED BATHROOM:



UPVC obscured double glazed window to the rear, 'P' shaped paneled bath with a mixer tap and a mixer shower over on a sliding adjustable rail, WC. with push button flush, wash basin with mixer tap set in a vanity unit with high gloss storage cupboard beneath, double shaver point, tiled walls, wall mounted heated towel rail.

BEDROOM 1:

14'8" x 11'1" (4.47m x 3.38m)



UPVC double glazed window to the front, radiator, power points.

BEDROOM TWO:

12'2" x 11'1" (3.71m x 3.38m)



UPVC double glazed window to the rear, radiator, power points, airing cupboard with shelving.

BEDROOM THREE:

7'5" x 7'3" (2.26m x 2.21m)

UPVC double glazed window to the front, radiator, power points.

EXTERIOR:

The front of the property is approached by a gravel driveway that provides off road parking and access to the SINGLE GARAGE, the remainder of the front garden is then laid to lawn.

A side pedestrian gate gives access to generously sized side garden, which has the potential to be a building plot (subject to the relevant planning permissions), it is enclosed by paneled fencing and is laid to lawn with a patio seating area that leads from the conservatory.

A second pedestrian gate then opens on to the rear garden which is enclosed by paneled fencing and hedging. It is mainly laid to lawn with inset trees and shrubs, a circular patio seating area and a shed.



DIRECTIONS:

From our office on West End proceed along Spalding Road, take the left hand turning onto Netherfield, turn left onto Farmers Gate and follow the road to the bottom where the property is the last one on your right hand side.

SERVICES:

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

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	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

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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