



Fakenham Chase, Holbeach, Spalding Lincolnshire PE12 7QU

Price £239,950 Freehold

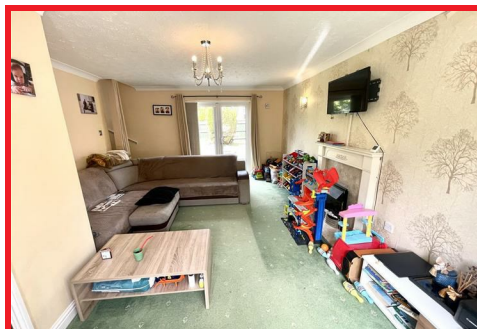
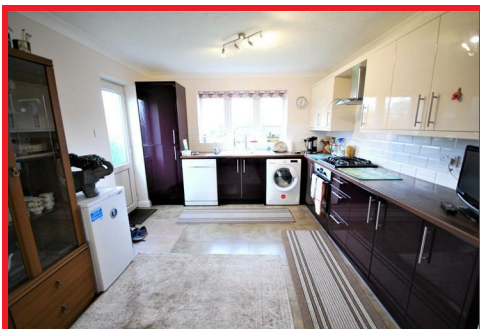
NO CHAIN PLUS SOLAR PANELS WHICH GENERATE APPROXIMATELY £2000 A YEAR

Morris and Mennie Estate Agents are pleased to offer For Sale this modern three bedroom, detached family home in Holbeach town. The property is conveniently located to be within easy walking distance of the University Academy Holbeach school and offers quick access to the A17. The A17 connects you to Spalding, Boston, Lincoln and Norfolk. It's also a 5 minute walk to the centre of Holbeach where all the shops, banks, and restaurants can be found.

Internally the entrance hall leads through to the triple aspect kitchen/diner which was re-fitted in 2018 and the double aspect lounge has French doors opening out to the rear garden. Continuing to the first floor there's a spacious landing with doors arranged off to three bedrooms and a three piece bathroom suite.

The property is on an end plot and offers a large frontage with a gravel drive that can easily be extended. The large front lawn extends around to the side of the property where a side pedestrian gate gives access to the rear garden.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND POTENTIAL OF THIS ENVIABLE PLOT!!



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

UPVC obscured double glazed door to:-

ENTRANCE PORCH:

Internal wooden door with glass inset panel to:-

ENTRANCE HALL:

Radiator, power points, telephone point, large understairs storage cupboard.

RE-FITTED KITCHEN/DINER:

17'8" x 11'0" (5.38m x 3.35m)

Triple aspect, UPVC double glazed window to the front and rear and a UPVC obscured double glazed door to the side, base and eye level units with work surface over, sink and drainer with mixer tap over, integrated electric oven and grill, four burner gas hob with extractor over, fridge freezer, washing machine, dishwasher, tiled splash backs, power points, TV point, tiled floor.

LOUNGE:

17'9" (max) x 13'0" (max) (5.41m (max) x 3.96m (max))

Double aspect, UPVC double glazed window to the front and UPVC double glazed French doors to the rear garden, gas fireplace with classic surround and marble hearth, radiator, power points, TV point, wall lights, stairs to the first floor accommodation.

LANDING:

UPVC double glazed window to the front, radiator, power points, loft hatch, airing cupboard with shelving.

BATHROOM:

UPVC obscured double glazed window to the front, panelled bath with taps and an electric mixer shower over on a sliding adjustable rail, WC, pedestal wash basin with taps over, tiled splash backs, double shaver point, radiator, extractor fan.

MASTER BEDROOM:

13'2" x 11'2" (4.01m x 3.40m)

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

BEDROOM TWO:

11'2" x 9'2" (3.40m x 2.79m)

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

BEDROOM THREE:

8'5" x 8'3" (2.57m x 2.51m)

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

EXTERIOR:

Nestled in an enviable corner plot, this property is accessed by a shared block paved drive (shared by two other properties), this then opens on to your gravel driveway for your off road parking and access to the SINGLE GARAGE with courtesy lighting. There is a large lawn to the front which extends around to the side of the property. A side pedestrian gate gives access to the rear garden, it is enclosed by panelled fencing, laid to lawn and gravel with a patio seating area, sunken pond, outside tap, outside light.

There is the added benefit of SOLAR PANELS which were installed in 2011.

AGENTS NOTE:

The property benefits from a variety of improvements:

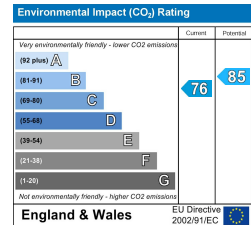
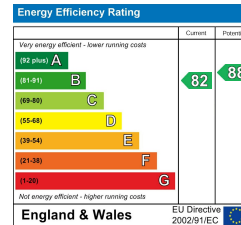
- Kitchen re-fitted in 2018
- New Alarm System fitted in 2018
- Windows Replaced in 2015
- Solar Panels installed in 2011 generating approx, £2000 a year

DIRECTIONS:

From our office on West End, at the traffic lights take the second left on to Park Road, continue along this road and turn right onto Market Rasen Way, then turn left onto Fakenham Chase where there property can be locate don the left hand side.

SERVICES:

- Council Tax Band - C (subject to change)
- Energy Efficiency Rating - B
- Gas Central Heating & Solar Panels
- Mains Water



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

mortgageoptions

T.01476 569090

www.mortgageoptionsonline.co.uk