



2 Cross Street, Holbeach, Spalding PE12 7DW

Asking Price £199,950 Freehold

Located on Cross Street in the charming town of Holbeach, this detached bungalow is a true gem waiting to be discovered. Boasting two reception rooms, two double bedrooms, and a well-appointed four piece bathroom, this property offers a comfortable and convenient living space.

As you step inside, you are greeted by a spacious triple aspect lounge, perfect for relaxing or entertaining guests. The open-plan kitchen diner is ideal for whipping up delicious meals and leads seamlessly to a delightful conservatory, where you can unwind and enjoy the natural light filtering through.

The two double bedrooms provide ample space for rest and relaxation, while the separate four-piece bathroom suite exudes a touch of luxury. With no chain attached, this town centre bungalow sits on a generous non-estate plot, offering plenty of off-road parking and a single garage for your convenience.

Conveniently located within walking distance to Holbeach's amenities, including a variety of local and national shops, restaurants, bars, doctors surgery as well as primary and secondary schools, this property ensures that everything you need is within reach. Additionally, the excellent road links to the A17 make travelling to Norfolk, Boston, Lincoln, and Spalding a breeze.

Don't miss this opportunity to own a piece of tranquility in the heart of Holbeach. Embrace the ease of town centre living combined with the comfort of a detached bungalow. Book your viewing today and step into your new home sweet home.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Entrance Hall

You go through the UPVC obscured double glazed side door into the entrance hall, power points, radiator, loft hatch, airing cupboard with wall mounted gas boiler and storage cupboard

Triple aspect lounge

18 x 13 (5.49m x 3.96m)

UPVC double glaze window to the front and both sides, radiator, power points and wall light

Bedroom 2

11'9 x 11'2 (3.58m x 3.40m)

UPVC double glaze window to the front, radiator, power points, wall lights and fitted built-in wardrobe

Four piece bathroom

UPVC obscured double glaze window to the side has a panel bath with taps over, WC with pushbutton flush, separate shower cubicle which is fully tiled with a built-in mixer shower, pedestal wash basin taps over, fully tiled walls and floor and radiator.

Bedroom 1

14'5 x 11'2 (4.39m x 3.40m)

Bedroom one is 14 5 x 11,2 into the built-in wardrobes has a UPVC double glaze window to the rear, radiator, power points and wall lights.

Kitchen Diner

20'6 x 12'8 narrowing to 8 foot in dining area (6.25m x 3.86m narrowing to 2.44m foot in dining ar)

Wooden internal single glaze window going out of the conservatory and a wooden single glazed door going onto the conservatory with 2 UPVC double glazed windows to the side, base and eyelevel units with worksurface over, sink drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob, space and plumbing for washing machine, space and plumbing for slimline dishwasher, Space and point for fridge, tiled floor, tile splashback's, radiator and power points and copper splashback.

Conservatory

13 x 8'1 (3.96m x 2.46m)

UPVC double glazed windows to the side and rear and UPVC double glazed French doors going to the rear garden , PowerPoint, a pedestrian door going into the garage. the garage measures 18 x 9,2 fuse box metal up and over door and wooden single glazed window to side and power

Garage

18 x 9'2 (5.49m x 2.79m)

Fuse box, metal up and over door and wooden single glazed window to rear and power points.

Outside

To the outside the property has gravelled off-road parking to the front and side which leads to your single garage. There's a variety of trees and shrubs to the front and to the side, the side gates lead to the side and rear garden, shrub borders then the rear garden is low maintenance



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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