



**12 Netherfield, Holbeach, Spalding
Lincolnshire PE12 7NP**

Price £265,000 Freehold

Welcome to this charming detached house located in the sought-after area of Netherfield, Holbeach, Spalding. This property boasts three reception rooms, three bedrooms, and a beautifully re-fitted bathroom. As you step inside, you'll be greeted by a spacious entrance hall. The property comes with an extended family room, perfect for entertaining guests or simply relaxing with your loved ones. The modern kitchen is ideal for whipping up delicious meals, and the re-fitted cloakroom adds a touch of luxury to this lovely home.

With parking space for three vehicles, you'll never have to worry about finding a spot for your car. The property offers plenty of space for a growing family, ensuring that everyone has their own corner to call their own.

One of the highlights of this property is its proximity to local primary and secondary schools, making the morning school run a breeze. Additionally, the great road links to the A17 provide easy access to Norfolk, Boston, Lincoln, and Spalding, perfect for those who need to commute or enjoy exploring the surrounding areas.

Don't miss out on the opportunity to make this extended family home your own. Book a viewing today and start envisioning the wonderful memories you could create in this delightful property.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the UPVC double glazed front door, into the :-

ENTRANCE PORCH :

5'2" x 6'7" (1.57m x 2.01m)

Ample space for coats and boot storage.

HALLWAY :

13'2" x 6'7" (4.01m x 2.01m)

Stairs leading up to the first floor accommodation, radiator, telephone point and power points.

LOUNGE :

15'3" x 11'11" (4.65m x 3.63m)

UPVC double glazed window to the front, power points and radiator. Block archway through to the:-

DINING ROOM :

13'0" x 9'9" (3.96m x 2.97m)

With sliding doors leading through to the sun room extension, radiator and power points.

SUN ROOM :

11'10" x 9'9" (3.61m x 2.97m)

A great addition to the house, creating a space you can use all year round, with French doors opening out to the rear garden, skimmed ceiling with inset spotlights, power points.

KITCHEN :

13'0" x 8'9" (3.96m x 2.67m)

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, integrated oven and grill, induction hob with an extractor hood over, space and point for a fridge/freezer, tiled splash backs, power points and a large pantry. Pantry : 4'11" x 4'1"

CLOAKROOM :

4'11" x 3'9" (1.50m x 1.14m)

W.C with a push button flush and vanity washbasin with a mixer tap over and storage cupboards beneath, tiled walls.

UTILITY ROOM :

5'10" x 8'2" (1.78m x 2.49m)

UPVC double glazed window, eye level units, work surface, space and plumbing for a washing machine, space and point for a tumble dryer, tiled walls, power points.

LANDING :

UPVC double glazed window to the side.

BEDROOM ONE :

14'9" x 11'0" (4.50m x 3.35m)

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

BEDROOM TWO :

12'3" x 11'11" (3.73m x 3.63m)

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

BEDROOM THREE :

7'4" x 8'2"

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

SHOWER ROOM :

7'8" x 8'2" (2.34m x 2.49m)

UPVC obscured double glazed window, fully tiled shower cubicle with a built-in mixer shower over, W.C with a push button flush and a vanity unit having a washbasin with a mixer tap above and storage cupboards beneath, tiled walls.

EXTERIOR :

The property is situated in a popular road close to local amenities with excellent public transport links and schools nearby. The house is on a good size plot, with ample off road parking, a single garage and a fully enclosed rear garden with garden shed. The property also offers great road links to the A17 with connections to Boston, Spalding, Lincoln and Norfolk.

SINGLE GARAGE :

16'4" x 8'2" (4.98m x 2.49m)

Metal up and over door.

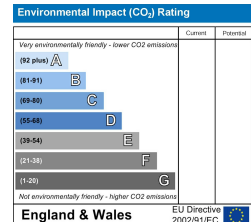
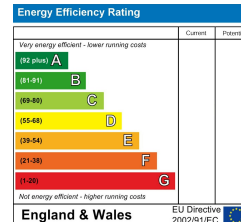
SERVICES :

Council Tax Band - C (subject to change)

Energy Efficiency Rating - TBC (previously D)

Gas Central Heating

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

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