



**40 Fen Road, Holbeach, Spalding
Lincolnshire PE12 8QA**

Price £189,950 Freehold

~ NO CHAIN ~

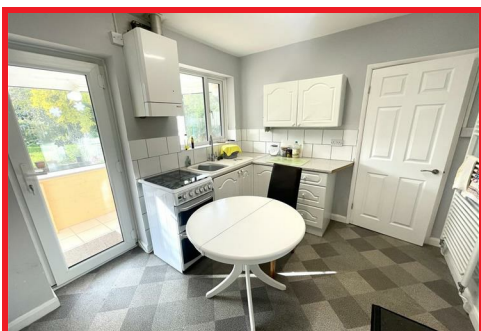
Two double bedroom DETACHED BUNGALOW, positioned on a larger than average plot and is situated in a popular residential location. The property ideally located to be within walking distance of Holbeach's local independent and national shops and amenities, along with having fantastic road links to the A17 connecting you to Norfolk, Lincoln, Boston and Spalding.

Internally there is a good sized entrance hall with doors arranged off to the well-proportioned double aspect lounge with French doors leading through to the kitchen/diner and the lean-to utility room. The two double bedrooms are served by a three piece shower room.

The property offers a vast amount of off-road parking for numerous vehicles leading to the TANDEM SINGLE GARAGE which is longer than average and benefits from having a remote controlled electric garage door. Side gated access leads to the private and enclosed larger than average rear garden, with its combination of patio seating areas and lawn area.

The accommodation comprises:-

Entrance Hall, Double Aspect Lounge, Kitchen/Diner, Lean-To Utility Room, Two Double Bedrooms, Shower Room, Off-Road Parking, Over-Sized Tandem Garage with Electric Roller Door, Large Rear Garden



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10 West End, Holbeach, PE12 7LW
01406 422907

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

ENTRANCE HALL :

Radiator, power points, fuse box, thermostat control, airing cupboard with shelving, loft access.

LOUNGE :

13'5" x 12'0" (4.09m x 3.66m)

UPVC double glazed window to the front, internal French doors to the kitchen, two wooden single glazed windows to the side to the enclosed side entrance, radiator, power points, TV point.

KITCHEN/DINER :

11'9" x 9'1" (3.58m x 2.77m)

UPVC double glazed window to the rear, UPVC double glazed door to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for a free-standing cooker, space and point for a free-standing fridge/freezer, wall-mounted gas boiler, tiled splash-backs, power points, wall mounted heated towel rail.

BEDROOM ONE :

12'0" x 11'5" (3.66m x 3.48m)

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

BEDROOM TWO :

11'0" x 10'8" (3.35m x 3.25m)

UPVC double glazed window to the rear, radiator, power points, half-height tongue and groove walls.

SHOWER ROOM :

UPVC obscured double glazed window to the rear, fully tiled shower cubicle with an electric mixer shower over, vanity washbasin with a mixer tap over, W.C with a push button flush having storage cupboards and inset shelves below with a work surface over, wall mounted heated towel rail, tiled floor, extractor fan.

LEAN-TO UTILITY ROOM :

24'1" x 4'6" (7.34m x 1.37m)

Of Brick & UPVC construction with UPVC double glazed French doors leading onto the rear garden, space and plumbing for washing machine, power points, tiled floor, storage cupboard.

ENCLOSED FRONT ENTRANCE :

UPVC obscured double glazed door to the front situated between the dwelling and the garage.

TANDEM GARAGE :

2'4" x 9'3" (0.71m x 2.82m)

Having an electric remote controlled roller door, power points, door through to the side entrance.

EXTERIOR :

The front of the bungalow is enclosed by low level post and rail fencing and hedging. The concrete off-road parking leads to the SINGLE GARAGE with the rest then being laid to gravel. The front door benefits from an arched-top storm porch, with side gated access to the larger than average rear garden.

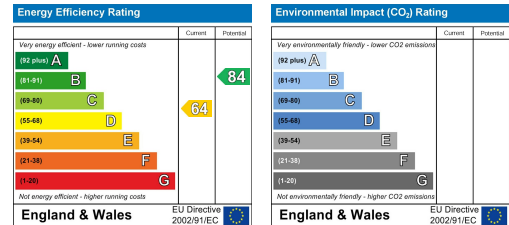
The rear garden is enclosed by panelled fencing, with a patio seating area spanning across the rear entrance and a gravelled seating area having an adjacent low level brick wall. The second section of the rear garden is enclosed by panel fencing and is predominately laid to lawn with well established and stocked borders, with the third section having a greenhouse and the potential for a kitchen garden.

SERVICES :

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

DIRECTIONS :

From our Office on West End, at the traffic lights turn right onto Church Street, continue along proceeding onto Fen Road where the bungalow can be found on the right hand side.



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.

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