



12 Dozens Bank, West Pinchbeck, Spalding Lincolnshire PE11 3NF

Price £215,000 Freehold

***** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS DECEPTIVELY SPACIOUS SEMI-DETACHED PROPERTY AND PLOT ON OFFER *****

Morriss and Mennie Estate Agents are pleased to offer For Sale this three bedroom, two reception room SEMI-DETACHED property, sitting on a larger than average corner plot. The property comes with a vast amount of off-road parking leading to the single garage and a metal shed. If needed this could be extended to the side to create a quadruple garage and workshop (planning permission would be required). The property is located in the village of West Pinchbeck on the outskirts of Spalding and is just a short drive to the central of Spalding with all its major amenities.

Internally the property has a separate entrance hall with an internal door leading through to the good sized lounge, then continuing through to the open plan kitchen/diner with a further internal door to an inner hallway, with the conservatory and downstairs bathroom off. The first floor landing has doors arranged off to the three bedrooms.

Externally the property comes with a front garden with the off-road parking to the rear with a vast side plot tapering off to the rear. The plot is larger than average.

Accommodation comprises of :-

Larger Than Average Plot, Lounge, Conservatory, Kitchen/Diner, Downstairs Bathroom, Three Bedrooms, Front, Side and Rear Garden, Off-Road Parking for Numerous Vehicles, Detached Single Garage, Semi Rural Location.



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01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

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

ENTRANCE HALL :

Stairs leading off to the first floor accommodation.

LOUNGE :

13'8" x 12'7"

UPVC double glazed window to the front, radiator, power points, gas fire, wall lights, TV point.

KITCHEN / DINER :

16'5" x 8'5" (5.00m x 2.57m)

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 double electric oven and grill with a four burner electric hob and extractor hood over, space and plumbing for a dishwasher, half-height tongue and groove walls, radiator, power points, pantry with shelving.

INNER HALLWAY :

Loft hatch.

CONSERVATORY :

13'0" x 9'0" (3.96m x 2.74m)

Brick and UPVC construction with a UPVC double glazed door leading out to the rear garden, real wood flooring, space and plumbing for a washing machine, space and point for an American fridge/freezer, radiator, power points.

DOWNSTAIRS BATHROOM :

UPVC obscured double glazed window to the side, panelled bath with a mixer tap over, W.C. with a push button flush, pedestal washbasin with taps over, skimmed and coved ceiling with inset spotlights, extractor fan, radiator.

LANDING :

UPVC double glazed window to the side, radiator, loft hatch.

BEDROOM ONE :

16'2" x 9'1" (4.93m x 2.77m)

UPVC double glazed window to the front, radiator, power points, fitted bedroom furniture, skimmed ceiling with inset spotlights.

BEDROOM TWO :

12'1" (max) x 9'2" (max) (3.68m (max) x 2.79m (max))

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

BEDROOM THREE :

9'0" x 8'1" (2.74m x 2.46m)

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

EXTERNALLY :

The front and side of the property is laid to lawn and is enclosed by panel fencing, with a decking seating area. There is a rewilded separate garden to the rear which could potentially be used for the gardens to the semi-detached properties (outline planning permission received). The pedestrian side access leads to the rear off-road parking for numerous vehicles and the separate concrete sectional block single garage and metal shed.

AGENTS NOTES :

Outline planning permission granted on 12/11/2019 for a pair of semi-detached properties - reference H14-0771-19

SERVICES :

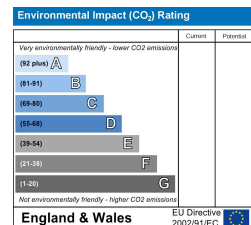
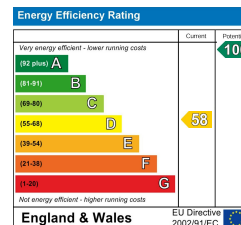
Council Tax Band - A (subject to change)

Energy Efficiency Rating - D

Oil Heating

DIRECTIONS :

From our office on Bridge Street proceed along London Road, turn right onto Little London, turn right onto Hawthorn Bank, at the bottom of Hawthorn Bank turn left onto Winsover Road continuing onto Bourne Road at the traffic lights go straight over, staying on this road going out of Spalding continue into the village of West Pinchbeck where the property can be found on the right hand side before the bridge to Glenside South and Glenside North.



England & Wales EU Directive 2002/91/EC

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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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