MORRISSandMENNIE

estate agents



Delgate Bank, Weston Hills, Spalding
Lincolnshire PE12 6DN

£380,000

Price ~~£390,000~~ Freehold

Welcome to this charming 100-year-old detached cottage located in the picturesque village of Weston Hills, Spalding. This delightful property boasts three reception rooms, three bedrooms, and two bathrooms, offering ample space for comfortable living.

As you approach the property, you are greeted by stunning views of the surrounding fields from the front, side, and rear of the cottage, providing a tranquil and idyllic setting. The house itself exudes character with its older style, yet has been sympathetically extended to offer modern comforts while retaining its original charm.

Inside, the house offers spacious rooms with good head height, creating a bright and airy atmosphere throughout. Whether you're relaxing in one of the reception rooms or unwinding in the bedrooms, this house provides a warm and welcoming environment for you to call home.

One of the highlights of this property is the downstairs shower room, adding convenience and practicality to the home. Additionally, with parking available for three-four vehicles, you will never have to worry about finding a spot for your car.

If you are looking for a unique and characterful home with a blend of old-world charm and modern amenities, this detached cottage in Weston Hills is the perfect choice.

The property is a 5 minute drive to Moulton which has an array of local amenities which include, doctors surgery, shop with post office, primary school and butchers. Weston Hills Pub is within walking distance of the property and Weston Hills primary school is a 5 minute drive.

8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

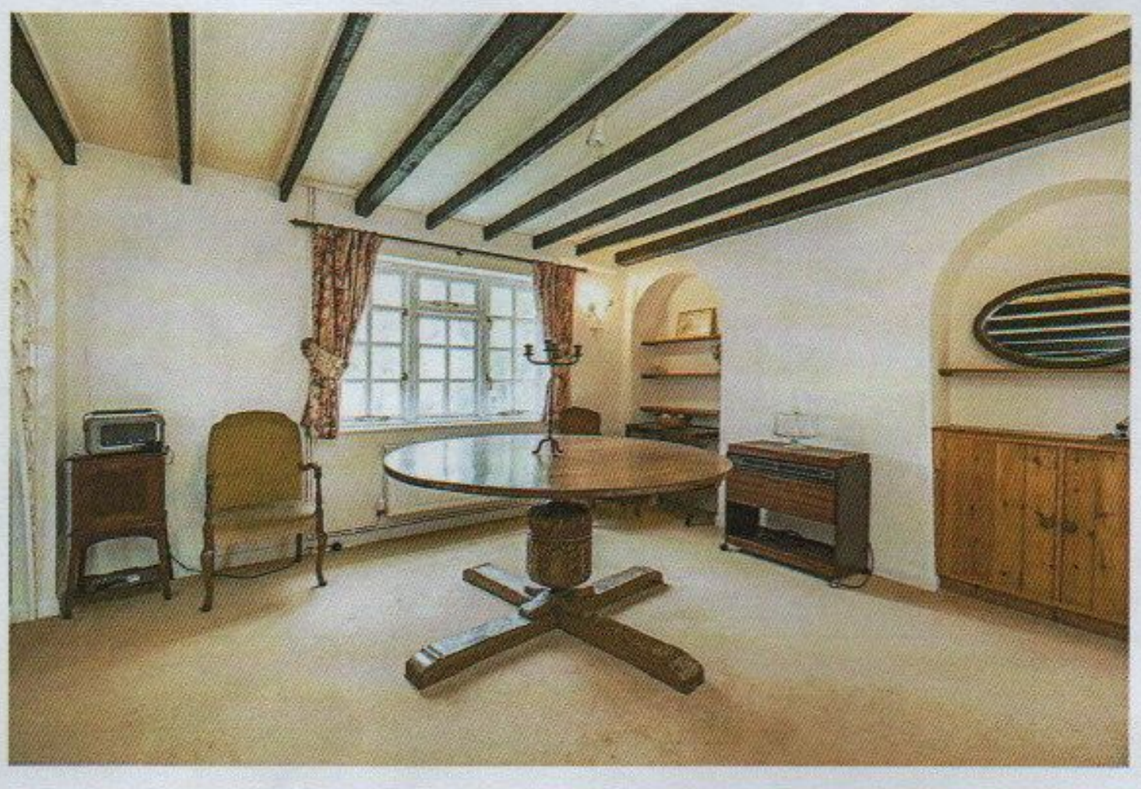
www.morrissandmennie.com

Through the wooden side door, into the:-

ENTRANCE PORCH :
Wooden door into the:-

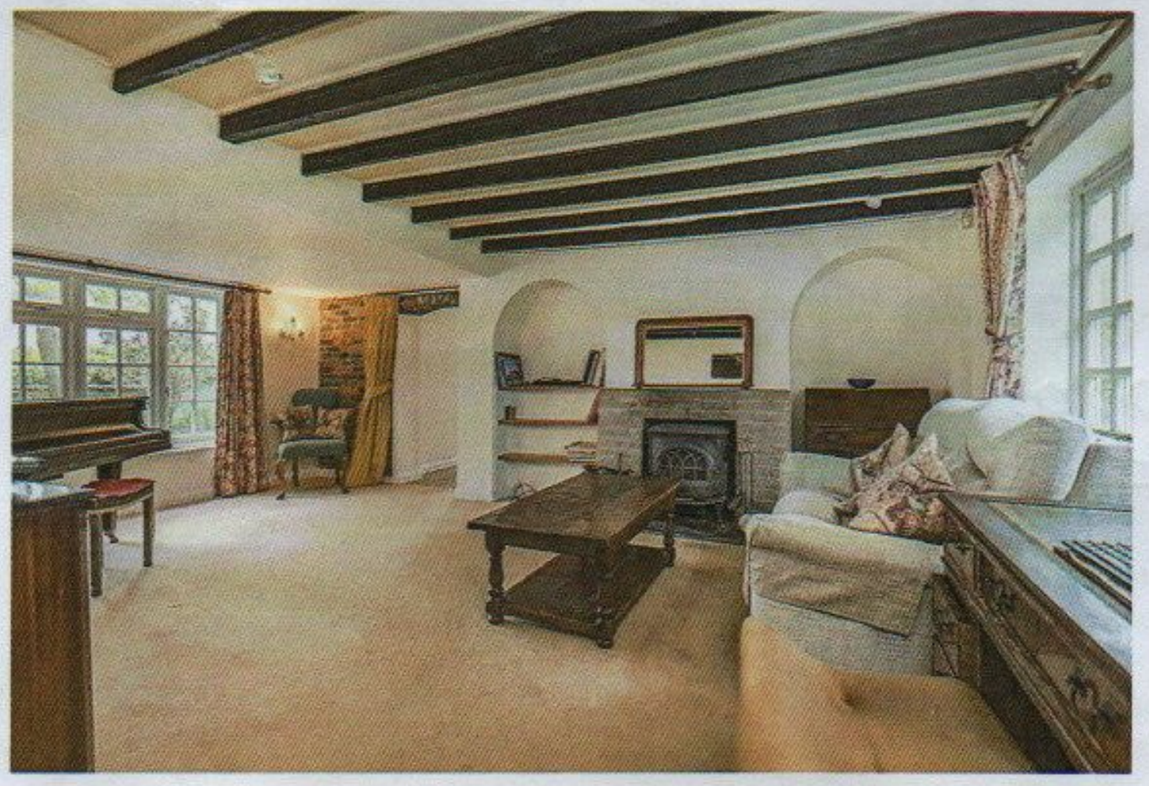
ENTRANCE HALL :
Having storage cupboards, a personnel door to the garage, a vaulted ceiling with a mezzanine landing, radiator, power points, telephone point,

DINING ROOM :
12,2 x 11,7



Having a wooden sealed Georgian style double glazed window to the front overlooking fields, radiator, power points and a block archway to the lounge.

DOUBLE ASPECT LOUNGE :
19 5 x 12,2



With two Georgian style wooden sealed glazed windows to the front and rear both enjoying field views, radiator, power points, multi-fuel burner, wall lights, exposed beams, exposed feature brickwork, TV point.

TRIPLE ASPECT GARDEN ROOM :
15 x 13,2
With wooden sealed double glazed French doors and windows to the rear, Georgian style wooden sealed double glazed windows to the side and front, radiator, power points, skimmed and coved ceiling, loft hatch, telephone point.

KITCHEN :
12 6 x 11



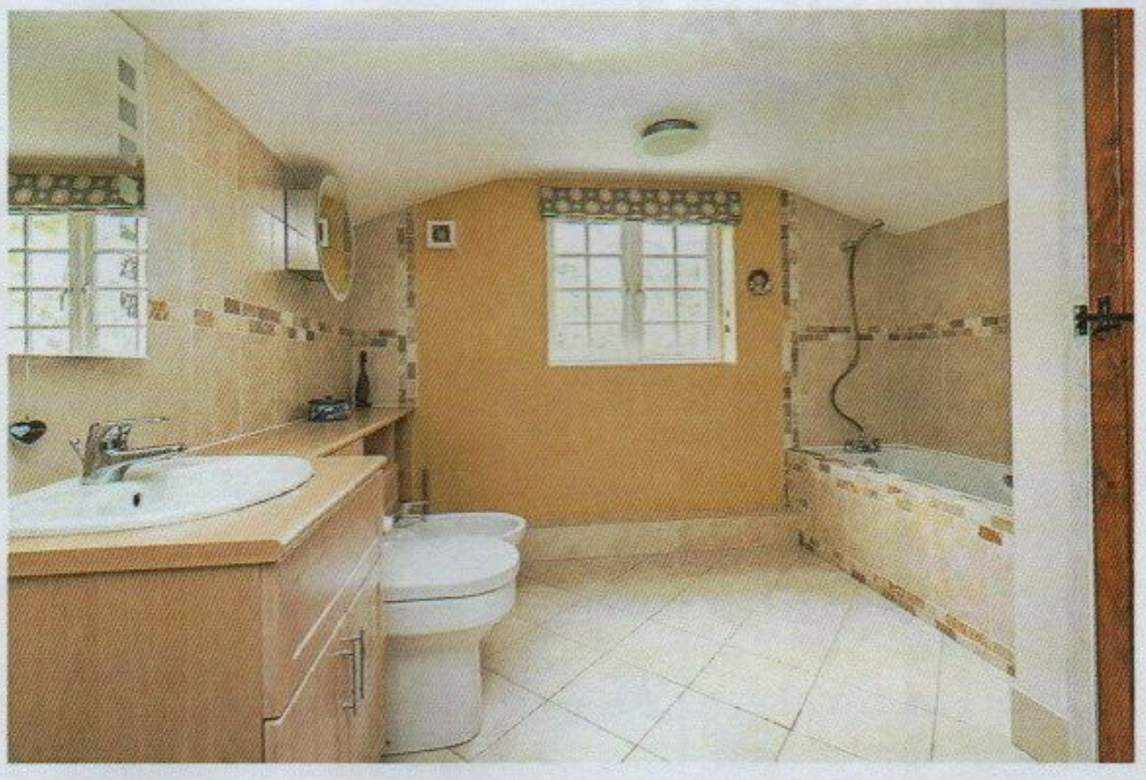
Having Georgian style wooden sealed double glazed windows to the rear enjoying field views, a wooden stable door to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a half sized electric oven and grill above, electric hob with an extractor hood over, space and plumbing for a dishwasher, tiled splash-back's, tiled floor, skimmed and coved ceiling with inset LED spotlights, space and point for a fridge/freezer, radiator and power points.

UTILITY/BOOT ROOM :
7 x 6
With a single obscured glazed Georgian style wooden window to the rear, base units with a work surface over, sink and drainer with taps over, floor mounted oil boiler, tiled floor, radiator,
Note there is a water pipe currently capped off, previously used for a shower cubicle but could be reinstated if necessary.

DOWNSTAIRS REFITTED SHOWER ROOM :
Georgian style wooden obscured single glazed window to the rear, W.C with a push button flush, pedestal washbasin with a mixer tap over, wall mounted heated towel rail, separate shower with a built-in mixer shower having a fixed shower-head and a separate shower-head on a sliding adjustable rail, fully tiled walls, wet room flooring, extractor fan, skimmed ceiling with inset spotlights.

LANDING :
Having a wooden Georgian style sealed double glazed window to the side enjoying field views, radiator, airing cupboard housing the water tank and having shelving.

BATHROOM SUITE :



Georgian style wooden sealed double glazed window to the rear, panelled bath with a mixer tap and a mixer tap shower-head, W.C with a push button flush and a vanity washbasin with a mixer tap all set in storage cupboards with a work surface over, wall mounted mirror with inset LED lighting, fully tiled shower cubicle with a built-in mixer shower over, wall mounted heated towel rail, extractor fan and tiled floor.

BEDROOM ONE :
12 3 x 11,7

Wooden Georgian style sealed double glazed windows to the front enjoying field views, radiator, power points, built-in wardrobe, loft hatch.

BEDROOM TWO :
12 2 x 11,7

Wooden Georgian style sealed glazed windows to the front, fitted wardrobes, radiator, power points and wall lights.

BEDROOM THREE :
13,3 x 7,4

Wooden Georgian style sealed double glazed windows to the rear enjoying field views, radiator, power points, telephone point and built-in wardrobes.

EXTERIOR :

The property sits on a non-estate plot with open field views to the front, side and rear. The front of the property is laid to lawn with mature shrubs and trees, along with off-road parking for approximately four vehicles and leads to an oversized single garage. In addition there is an outside tap, with the side porch having courtesy lighting. A side gate leads to the rear garden, which is enclosed by hedging and a decorative low-level brick wall to the rear and side allowing enjoyment of the open field views. There is a good variety of trees and shrubs, a summer house, with the garden then being laid to lawn with a patio seating area, outside lights, outside power points and a canopy shade over the garden room.

OVERSIZED SINGLE GARAGE :
14,1 x 12,5 (4.27m,0.30m x 3.66m,1.52m)

Having a metal up and over door and courtesy lighting.

SERVICES :

Council Tax Band - C (subject to change)
Energy Efficiency Rating - E
Gas Central Heating

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		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	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 anoth 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 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 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

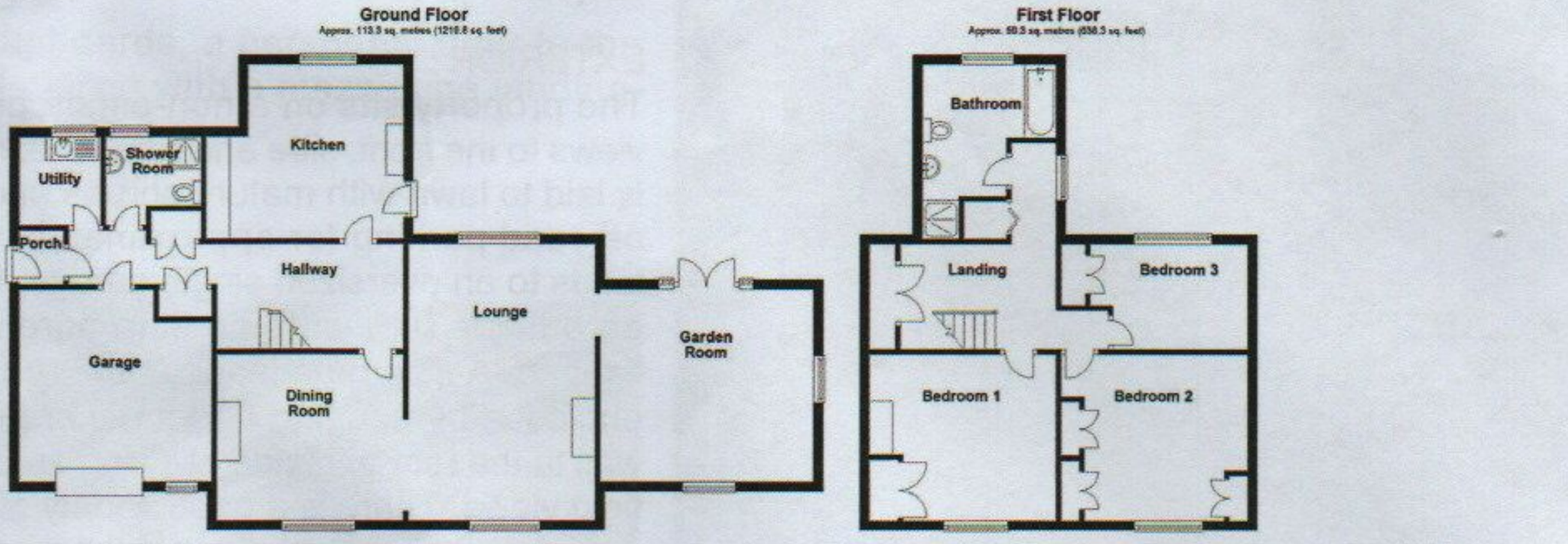
If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage mark and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep 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 014 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.

Morriss 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 writin 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 potenti 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
T 01476 569090



Total area: approx. 172.6 sq. metres (1858.2 sq. feet)





