



**Balmoral Avenue, , Spalding  
Lincolnshire PE11 2RU  
Price £205,000 Freehold**

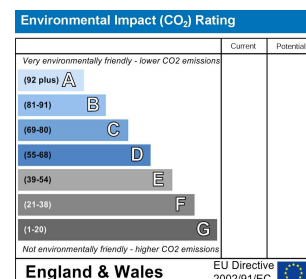
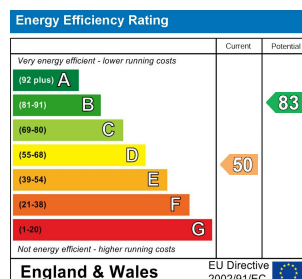
Morriss and Mennie Estate Agents are proud to introduce the rare opportunity to purchase this 1960's DETACHED BUNGALOW, which still retains many of its original fixtures and fittings.

This impeccably maintained bungalow has been owned by the same family since its construction, and showcases the timeless appeal and nostalgia of a bygone era. While some updating is desired, this residence offers a solid foundation for those seeking to transform it into their own personalised haven.

On entering through the original stained glass front door you are welcomed into a good sized entrance hall with high ceilings. Doors are then arranged off to the two double bedrooms, with the original three piece bathroom suite serving both bedrooms. The double aspect kitchen has maintained its original kitchen units and has two internal doors with one opening up to the double aspect lounge and the other to the extended garden room.

Outside, the property offers a beautifully manicured lawn to the front and off-road parking to the side leading to the single garage. The pedestrian side gate accesses the private rear garden, which provides an ideal space for any keen gardener, with an established kitchen garden/allotment to the rear. A haven of peace and tranquillity, this garden presents an opportunity to create your own outdoor oasis.

The property is situated in a popular residential location and is just a 10 minute walk to the centre of Spalding where all the major amenities can be found, as well as being close to Ayscough Hall & Gardens with its cafe and manicured gardens, pond and War Memorial. Additionally the A16 is a major road running the length of Lincolnshire and connects Spalding to the historical towns of Market Deeping, Stamford and Peterborough



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Through the original wooden obscured glazed front door, into the:-

**ENTRANCE HALL :**

Radiator, power points, telephone point, loft access.

**KITCHEN / DINER :**

12'0" x 11'0" (3.66m x 3.35m)



UPVC double glazed window to the side, internal wooden door to the garden room, aluminium single glazed window to the garden room, original 1960's base and eye level units with a work surface over, sink and drainer with taps over, space and point for a free standing cooker with an extractor hood over, space and point for a fridge/freezer, pantry with shelving, tiled splash backs, power points, radiator, internal door through to the:-

**DOUBLE ASPECT LOUNGE :**

13'0" x 12'0" (3.96m x 3.66m)



UPVC double glazed window to the front and side, radiator, power points, wall mounted gas fireplace, TV point.

**GARDEN ROOM :**

11'8" x 6'2" (3.56m x 1.88m)

UPVC double glazed window to the side and rear, UPVC obscured double glazed door to the side, power points, space and plumbing for a washing machine.

**BEDROOM ONE :**

12'0" x 11'0" (3.66m x 3.35m)



UPVC double glazed window to the rear, radiator, power points, skimmed and coved ceiling, wardrobe.

**BEDROOM TWO :**

12'0" x 12'0" (3.66m x 3.66m)

UPVC double glazed window to the front, radiator, power points, built-in wardrobe.

**BATHROOM :**



Having a majority of the original fittings, with a UPVC obscured double glazed window to the rear, bath with taps over and an electric mixer shower over, W.C, pedestal washbasin with taps over, half-height tiled walls, radiator, airing cupboard.

**EXTERIOR :**



The front of the property has a low level brick wall, with the front garden being predominately laid to lawn. The property provides off-road parking to the side which leads to the single garage. The pedestrian side gated access opens up to the rear garden, which is enclosed by established hedging and panel fencing, a laid to lawn area to the rear of the dwelling benefiting from a range of well established flower borders. The second section of the rear garden is currently used as a kitchen garden/allotment offering a variety of well stocked seasonal vegetables, along with a shed and a greenhouse. In addition there is a metal pedestrian gate opening up to a wooded area which backs onto the local school playing field.

**SINGLE GARAGE :**

Up and over door.

**SERVICES :**

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

**DIRECTIONS :**

From our office on Bridge Street, proceed over the bridge, turn right onto Churchgate, continue onto Cowbit Road, turn left onto Balmoral Avenue, where the property can be found on the left hand side.

|   |  |                               |  |
|---|--|-------------------------------|--|
| <p>Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.</p>   |  |                               |  |
| <p><b>Viewing Arrangements</b><br/>Open 6 days</p>  |  |                               |  |
| <p><b>Spalding Office</b></p>   | <p>Mon-Fri<br/>8.30am to 6pm<br/>Saturday:<br/>9am to 4pm<br/>Sunday:<br/>Closed</p> | <p><b>Holbeach Office</b></p> | <p>Mon-Fri<br/>9am to 5.30pm<br/>Saturday:<br/>9am to 2pm<br/>Sunday:<br/>Closed</p> |
| <p><b>Offer Procedure</b></p>   |  |                               |  |
| <p>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.</p> |  |                               |  |
| <p><b>Mortgage Advice</b></p>   |  |                               |  |
| <p>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.</p>  |  |                               |  |
| <p><b>Legal Fees</b></p>  |  |                               |  |
| <p>Ask for a quotation from our Conveyancing Department.<br/>Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.</p>  |  |                               |  |

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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