



**26 Woodfield Close, Spalding,  
Lincolnshire PE11 2PU**

**Price £189,950 Freehold**

\*\*\*\*\* MODERNISATION PROJECT \*\*\*\*\*

For Sale is this NO CHAIN DETACHED BUNGALOW, situated in a popular cul-de-sac location. The property is within easy access to the local Primary School, Secondary School's and Tesco's Express with its cash point and Post Office facilities. It is then approximately a 5-10 minute walk to the centre of Spalding where all the major amenities can be found.

Internally the property has a separate entrance hall with doors arranged off to the good sized lounge. The kitchen is in need of full modernisation and has a door opening out to the adjacent conservatory. There are two good sized bedrooms and a three piece shower room. Externally the property benefits from having off-road parking to the front and side of the dwelling, which then leads to the SINGLE GARAGE. The pedestrian side gate accesses the private and enclosed rear garden.

Accommodation comprises:

NO CHAIN, MODERNISATION PROJECT, Detached Bungalow, Lounge, Kitchen, Conservatory, Shower Room, Two Bedrooms, Off-Road Parking, Single Garage, Private & Enclosed Rear Garden, Cul-De-Sac Location, Close to Amenities.



8 Bridge Street, Spalding, PE11 1XA  
01775 767575

10 West End, Holbeach, PE12 7LW  
01406 422907

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

**ENTRANCE HALL :**

Radiator, power points, loft access, thermostat control.

**LOUNGE :**

15'0" x 11'0" (4.57m x 3.35m)

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

**KITCHEN :**

11'1" x 9'3" (3.38m x 2.82m)

UPVC double glazed window to the side, a wooden single glazed door and a secondary glazed window to the rear with a wooden wooden single glazed door to the rear, Base and eye level units with a work surface over, space and point for a free standing cooker, floor mounted gas boiler, sink and drainer with a mixer tap over, tiled splash back, space and point for a fridge/freezer, space and plumbing for a washing machine, radiator, power points, pantry with shelving, a water softener as a separate drinking tap.

**SHOWER ROOM :**

UPVC obscured double glaze window to the side, fully tiled shower cubicle with an electric mixer shower over, pedestal wash basin with taps over, W.C, tiled floor, radiator and an airing cupboard.

**BEDROOM ONE :**

11'6" x 11'0" (3.51m x 3.35m)

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

**BEDROOM TWO :**

11'0" x 9'7" (3.35m x 2.92m)

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

**CONSERVATORY :**

10'3" x 6'3" (3.12m x 1.91m)

Being of UPVC construction with a UPVC double glazed door to the side, with power points and a work surface.

**EXTERIOR :**

To the outside of the property there is a laid to lawn front garden, with concrete and tarmac off-road parking to the front and side, leading to a single garage. A side gate accesses the rear garden, which is enclosed by low-level panel fencing to the sides and 6ft panel fencing to the rear. The garden is predominantly laid to lawn, with a shed and an outside light.

**SINGLE GARAGE :**

Metal up and over door

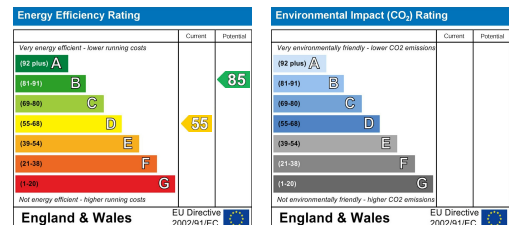
**SERVICES :**

Council Tax Band - B (subject to change)

Energy Efficiency Rating - 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**

4 Finkin Street | Grantham | NG31 6QZ

**T.01476 569090**

**www.mortgageoptionsonline.co.uk**

mortgageoptions