



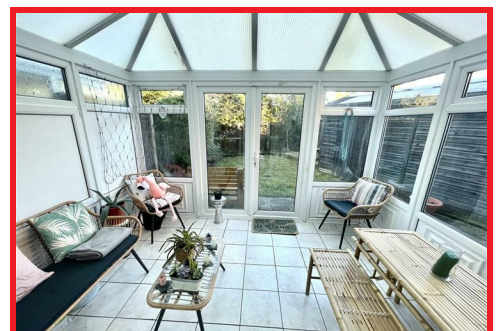
**3 May Blossom Walk, , Spalding  
Lincolnshire PE11 1JY**

**Price £185,000 Freehold**

Morriss and Mennie Estate Agents are pleased to offer For Sale this modern three bed-roomed SEMI-DETACHED HOME, complete with block paved off-road parking and a private and enclosed garden.

The property boasts, two reception rooms and a modern lounge with doors leading out onto the separate conservatory. There is a modern kitchen/breakfast and a spacious hallway with an adjacent cloakroom and utility room. To the first floor landing has doors arranged off to three bedrooms and the three-piece family bathroom suite completing the accommodation.

The property is within walking distance of a local Primary School, local Spar convenience shop, butchers and is then just a two minute drive or a 15 minute walk to the town centre.



8 Bridge Street, Spalding, PE11 1XA  
**01775 767575**

10 West End, Holbeach, PE12 7LW  
**01406 422907**

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

**ENTRANCE HALL :**

UPVC double glazed window to the side, stairs leading off to the first floor accommodation, radiator, power points, telephone point and storage cupboard and a further UPVC double glazed door to the side leading out to the off-road parking.

**CLOAKROOM :**

W.C, tiled floor, radiator, basin with taps over, space and plumbing for a washing machine and a work surface.

**KITCHEN :**

11'2" x 9'7" (3.40m x 2.92m)

UPVC double glaze window to the front, base and eye level units with 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, integrated five burner gas hob with an extractor hood over, integrated fridge and freezer, breakfast bar, space and plumbing for washing machine, wall mounted boiler, tiled splash back's and tiled flooring.

**LOUNGE :**

16'4" x 10'9" (4.98m x 3.28m)

UPVC double glaze window to the rear, UPVC double glazed patio door opening out to the conservatory, radiator, power points and inset spotlights.

**CONSERVATORY :**

11'4" x 8'6" (3.45m x 2.59m)

Of UPVC construction with UPVC double glazed French doors opening out to the rear garden, power points, radiator and tiled floor.

**LANDING :**

UPVC double glaze window to the side, power points, loft hatch and an airing cupboard.

**BATHROOM :**

UPVC obscured double glazed windows to the front, panelled bath with a mixer tap and an electric mixer shower over, pedestal wash basin with a mixer tap over, W.C and a radiator.

**BEDROOM ONE :**

13'0" x 9'6" (max) (3.96m x 2.90m (max))

UPVC double glaze window to front, radiator and power points.

**BEDROOM TWO :**

13'0" x 8'6" (3.96m x 2.59m)

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

**BEDROOM THREE :**

7'4" x 7'4" (2.24m x 2.24m)

UPVC double glaze window to the rear, radiator, power points, telephone point and a storage cupboard.

**EXTERIOR :**

The outside is gravelled to the front, with the front door benefiting from a storm porch and courtesy lighting. There is blocked paved off-road parking to the site for 2 to 3 vehicles, with the pedestrian side gated access opening up to the rear garden which is enclosed by panel fencing and is laid to lawn with a shed and a decking seating area.

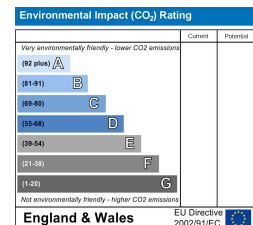
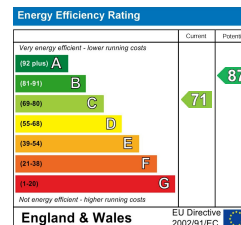
**SERVICES :**

Council Tax Band - A (subject to change)

Energy Efficiency Rating - C

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**

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