



**81 Pilgrims Way, , Spalding
Lincolnshire PE11 1LU**

Price £299,950 Freehold

Morriss and Mennie Estate Agents are pleased to offer For Sale this modern four bedroom, two reception room DETACHED FAMILY PROPERTY, boasting a vast amount of off-road parking & solar panels.

The property benefits from a newly fitted kitchen/diner which opens out onto the conservatory. The property comprises entrance porch and hall, lounge, kitchen/diner, conservatory, downstairs cloakroom, downstairs shower room, two double bedrooms with built-in wardrobes and two further good sized bedrooms, with the family bathroom completing the accommodation.

Externally, there is ample off-road parking which continues to the single garage. The pedestrian side access leads through to the rear garden, which is fully enclosed and predominately laid to lawn with a paved patio seating area.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

ENTRANCE PORCH :

9'10" x 5'11" (3.00m x 1.80m)

Part glazed UPVC double glazed door to the front and glazed windows to the side, laminate flooring, ceiling light.

ENTRANCE HALL :

17'0" x 8'9" (5.18m x 2.67m)

Laminate flooring, radiator, ceiling light, smoke alarm, understairs storage cupboard.

CLOAKROOM :

UPVC double glazed window to the side, W.C, wash hand basin with a vanity unit beneath, ceiling light vinyl flooring.

LOUNGE :

19'3" x 11'10" (5.87m x 3.61m)

UPVC double glazed window to the front, laminate flooring, ceiling light., chimney breast with an inset electric effect fire and inset space for television, telephone point, TV point, radiator, power points.

CONSERVATORY :

12'7" x 10'6" (3.84m x 3.20m)

Brick and UPVC double glazed conservatory having laminate flooring and patio doors opening out to the rear garden.

KITCHEN/DINER :

18'11" x 13'4" (5.77m x 4.06m)

UPVC double glazed window to the rear, vinyl flooring, two heated towel rails, two single integrated Hotpoint ovens, integrated fridge and freezer, integrated dishwasher, built in spice rack, integrated wine cooler, induction hob, base units with a roll top work surface over, inset stainless steel sink with taps over, ceiling and spot lighting, radiator, laminate flooring, TV point, power points.

DOWNSTAIRS SHOWER ROOM :

Separate shower cubicle

LANDING :

12'8" x 9'8" (3.86m x 2.95m)

UPVC double glazed window to the side, carpeted, smoke alarm, loft access, ceiling light, airing cupboard housing the hot water cylinder.

PRINCIPLE BEDROOM :

14'0" x 6'10" (4.27m x 2.08m)

UPVC double glazed window to the front, carpeted, ceiling light, built-in double wardrobes, radiator, TV point, power points.

BEDROOM TWO :

12'2" x 8'10" (3.71m x 2.69m)

UPVC double glazed window to the rear, carpeted, built-in double wardrobe, ceiling light, radiator, TV point, power points.

BEDROOM THREE :

10'0" x 8'9" (3.05m x 2.67m)

UPVC double glazed window to the rear, carpeted, ceiling light, radiator, TV point, power points.

BEDROOM FOUR :

9'11" x 7'11" (3.02m x 2.41m)

UPVC double glazed window to the front, carpeted, ceiling light, radiator, TV point, power points.

BATHROOM :

6'7" x 6'6" (2.01m x 1.98m)

UPVC obscured double glazed window to the side, vinyl flooring, part tiled walls, heated towel rail, extractor fan, ceiling light, 'P' shaped panelled bath with a shower over, W.C, wash hand basin, shaver point.

GARAGE :

19'4" x 8'8" (5.89m x 2.64m)

Having electric, lighting and water connected.

Up and over door, wall mounted boiler, space and plumbing for a washing machine, space and point for a tumble dryer, storage space.

EXTERIOR :

The front of the property provides a vast amount of off-road parking, with access to the single garage, entrance porch and the pedestrian side access to the rear garden. The rear of the property is fully enclosed with fencing to one side, hedging to the other and mature trees to the rear, with the garden having a patio seating area for entertaining and is then laid to lawn.

Note : the property has solar panels

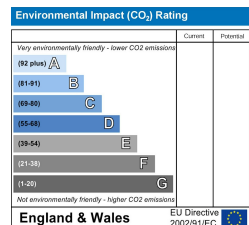
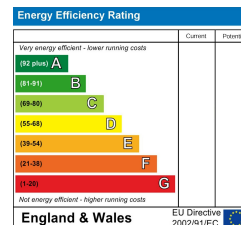
SERVICES :

Council Tax Band - C (subject to change)

Energy Efficiency Rating - TBC

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.

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 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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