### **MORRISS**andMENNIE

estate agents



# 48 Carrington Road, Spalding, Lincolnshire PE11 1LY

### Price £105,000 Leasehold

~ NO CHAIN ~

Morriss and Mennie Estate Agents are pleased to offer For Sale this ONE BEDROOM GROUND FLOOR FLAT, with front and rear gardens, off-road parking and a single garage, in addition to being offered with NO CHAIN.

Internally there is a separate shared entrance porch which leads through to a good size entrance hall, benefiting from a convenient storage cupboard. Then continuing on the OPEN PLAN LOUNGE/DINER and separate kitchen with its rear porch. The property has a double bedroom with fitted wardrobes and an integrated single wardrobe, with the three-piece shower room completing the accommodation.

Carrington Road is ideally located to be within walking distance of the local Spar Convenience Shop and Bennett's Butchers on Winsover Road and the local Pennygate store. Additionally the property is within walking distance of Pennygate's Primary School and Playing Field, and is then just a 10-15 minute walk or a two minute drive to the centre of Spalding where all the major amenities can be found.







8 Bridge Street, Spalding, PE11 1XA

10 West End, Holbeach, PE12 7LW 01406 422907

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

#### **ENTRANCE HALL:**

Having a generously sized storage cupboard with fuse box, power points.

#### LOUNGE:

14'8" x 14'0" (4.47m x 4.27m)

UPVC double glazed window to the front, an electric storage heater, power points, TV point, airing cupboard.

#### **KITCHEN/DINER:**

13'2" x 9'1" (4.01m x 2.77m)

Double aspect with a UPVC double glazed window to the rear, door to the rear and window to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for a freestanding cooker, space and point for a fridge/freezer, space and plumbing for a washing machine, electric storage heater and power points.

#### **BEDROOM ONE:**

11'0" x 10'0" (3.35m x 3.05m)

UPVC double glazed window to the rear, fitted wardrobes, power points and a built-in single wardrobe.

#### **SHOWER ROOM:**

UPVC obscured double glazed window to the side, fully tiled shower cubicle with a built-in mixer shower over, wash hand basin with taps over and a work surface over, W.C.

#### **EXTERIOR:**

This property has an enclosed front garden which leads to the shared porch. Side access leads to the rear off-road parking and single garage, The rear garden is open to the left-hand side and has white fencing to the right with a variety of established plants and a patio seating area.

#### **SINGLE GARAGE:**

17'3" x 10'8" (5.26m x 3.25m)

having an up and over door and power points.

#### **SERVICES:**

Council Tax Band - A (subject to change)

Energy Efficiency Rating - D

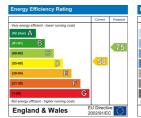
**Electric Central Heating** 

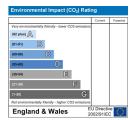
Mains Water











#### **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 Closed Closed

Holbeach Office

Mon-Fri 9am to 5.30pm Saturday: 9am to 2pm 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