



## 6 Cherrytree Grove, Spalding, Lincolnshire PE11 2NA

**Price £189,950 Freehold**

**\*IDEAL MODERNISATION PROJECT\***

Morriss and Mennie Estate Agents are pleased to offer For Sale this SEMI-DETACHED PROPERTY, offering three bedrooms and two reception rooms, along with being centrally located in a no-through road.

Internally there is a spacious entrance hall with an adjacent downstairs cloakroom. Internal doors lead through to the bright and welcoming DOUBLE ASPECT OPEN PLAN LOUNGE/DINER, and continues through to the OPEN PLAN KITCHEN/DINER with its adjacent pantry. Completing the downstairs accommodation is the separate storeroom which could be used as a study if needed. The first floor accommodation provides three good sized bedrooms and a three-piece bathroom suite.

Externally the property has off-road parking for one vehicles, with the pedestrian side gated accessing the laid to lawn rear garden.

The property is within walking distance of two local Convenience Shops, and is also within walking distance to the Bakkavor Factory, Lidl and Springfields Garden Outlet Centre. Spalding's town centre is then just a 10-15 minute walk or a 2 minute drive, where all the major amenities can be found.



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 :**

With stairs leading off to the first floor accommodation, radiator, power points.

**DOWNSTAIRS CLOAKROOM :**

UPVC obscured double glazed window to the side, W.C.

**LOUNGE/DINER :**

20'5" x 11'4" (6.22m x 3.45m)

UPVC double glazed window to the front, wooden sealed double glazed French doors to the rear, radiator, power points.

**KITCHEN/DINER :**

12'5" x 10'7" (3.78m x 3.23m)

UPVC double glazed window to the rear, base units with a work surface over, sink and drainer with taps over, floor mounted gas boiler, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a freestanding cooker, tiled splash-backs, tiled floor, space and point for a fridge/freezer, radiator, power points and a pantry with a UPVC obscured double glazed window to the front.

**SIDE ENTRANCE :**

UPVC obscured double glazed door to the side.

**STORE ROOM/STUDY :**

8'0" x 7'0" (2.44m x 2.13m)

UPVC double glazed window to the front, power points and a store cupboard.

**LANDING :**

UPVC double glazed window to the side, airing cupboard, loft access and power points.

**FAMILY BATHROOM :**

UPVC obscured double glazed window to the front, panelled bath with a telephone style mixer tap over, pedestal washbasin with taps over, W.C with a push button flush, radiator.

**BEDROOM ONE :**

11'4" x 10'8" (3.45m x 3.25m)

UPVC double glazed windows to the rear, radiator, power points, picture rail and a wardrobe.

**BEDROOM TWO :**

11'5" x 10'8" (3.48m x 3.25m)

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

**BEDROOM THREE :**

9'0" x 8'0" (2.74m x 2.44m)

UPVC double glazed window to the front, built-in single wardrobe,

**EXTERIOR :**

The property is enclosed by mature hedging, with off-road parking for one vehicle, which benefits from having a carport. The pedestrian side access leads to the rear garden, which is enclosed by hedging and panel fencing, and is laid to lawn with a variety of established trees shrubs, and a shed.

**AGENTS NOTE :**

The property is in need of modernisation

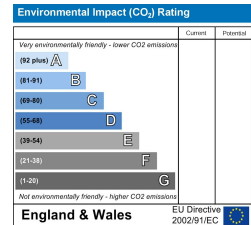
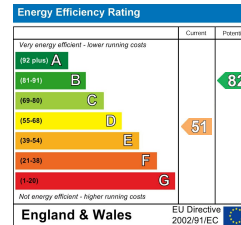
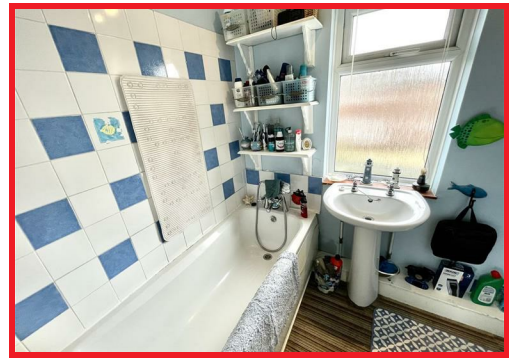
**SERVICES :**

Council Tax Band - A (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.

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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EVENING & WEEKEND APPOINTMENTS AVAILABLE

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