



**18 Halmer Gardens, Spalding,  
Lincolnshire PE11 2EF**

**Price £225,000 Freehold**

~ NO CHAIN ~

Morriss and Mennie Estate Agents are pleased to offer For Sale this CHARACTER SEMI-DETACHED PROPERTY, ideally situated in a popular residential location.

Internally the property has a spacious entrance hall with an adjacent downstairs cloakroom, then continuing through to the bright and airy lounge. Located to the front is a separate dining room with doors leading through to the conservatory. Completing the ground floor is the kitchen with its separate pantry to the side. The first floor landing has doors arranged off to three good size bedrooms and a modern three-piece bathroom suite.

To the outside, the property has off-road parking which leads to a single garage, with side pedestrian access to the private and enclosed larger than average rear garden.

The property is approximately a 10-15 minute walk or a 2 minute drive to the town centre which offers a wealth of amenities, in addition to being within close proximity to Spalding Academy Secondary School. Additionally there are fantastic road links to the A16 with connections to Peterborough, Stamford, Boston and Lincoln.



8 Bridge Street, Spalding, PE11 1XA  
01775 767575

10 West End, Holbeach, PE12 7LW  
01406 422907

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

**ENTRANCE HALL :**

UPVC double glazed window to the side, stairs leading up to the first floor accommodation, picture rail, power points, telephone point, dado rail, radiator.

**CLOAKROOM :**

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

**LOUNGE :**

17' x 11'3" (5.18m x 3.43m)

UPVC double glazed bay window to the front, radiator, power points, picture rail, electric fire having a classic surround with a marble hearth, TV point.

**DINING ROOM :**

14'5" x 11' (4.39m x 3.35m)

UPVC double glazed door to the conservatory with UPVC double glazed side panels, radiator, power points, picture rail.

**CONSERVATORY :**

10' x 9'5" (3.05m x 2.87m)

Being of UPVC double glazed construction with UPVC double glazed French doors opening out to the rear garden, UPVC double glazed windows to the rear and side, solid wood flooring, power points.

**KITCHEN :**

13'4" x 6'9" (3.96m;1.22m x 2.06m)

UPVC double glazed window to the rear, Shaker style base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and plumbing for a dishwasher, space and point for a fridge, space and point for a freezer, integrated electric oven and grill with a four burner electric hob and extractor hood over, tiled splash-backs, heated towel rail, large storage cupboard with space and point for a freezer, UPVC double glazed door to the side.

**LANDING :**

UPVC obscured double glazed window to the side, power points, radiator, loft hatch, picture rail.

**BEDROOM THREE :**

10'8" x 7' (3.25m x 2.13m)

UPVC double glazed window to the rear, radiator, power points, airing cupboard with shelving, wall-mounted gas boiler.

**BEDROOM TWO :**

14'5" x 11' (4.39m x 3.35m)

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

**PRINCIPAL BEDROOM :**

14'5" x 11'5" (4.39m x 3.48m)

UPVC double glazed window to the front, radiator, power points, picture rail, TV point.

**FAMILY BATHROOM :**

UPVC obscured double glazed window to the front, 'P' shaped panelled bath with a corner mounted mixer tap and mixer shower having an over sized shower head, tiled shelf, W.C, corner pedestal hand-wash basin with taps over, tiled shelf, tiled walls, heated towel rail, wood-effect flooring, extractor fan.

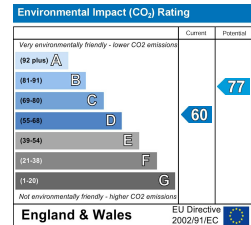
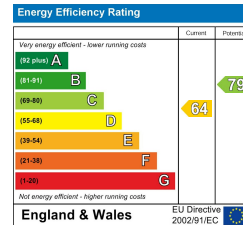
**EXTERIOR :**

The front and side is enclosed by a well trimmed shrub, to the left hand side there is a white panelled fence, decorative chipping off-road parking for two vehicles leading to the SINGLE GARAGE with up and over door, power and light connected, UPVC obscured double glazed door to the side of the garage.

Inner hallway connecting the house and the garage consisting of a polycarbonate roof, UPVC obscured double glazed door to the front, UPVC double glazed door to the rear, UPVC obscured double glazed door to the UTILITY ROOM which is at the rear of the garage with space and point for tumble dryer, space and plumbing for two separate washing machines, eye level units with a work surface, power points, tiled floor, loft hatch.

The remainder of the GARAGE is 13'3" x 7' with fuse box, power points, roof storage.

The larger than average rear garden is enclosed by panelled fencing, conifers to the rear, from the back of the house is a patio seating area which spans across the rear of the house, outside light, SHED, the remainder of the garden is laid to lawn, well-stocked flower and shrubbed borders, further gravelled seating area to the side of the pond, metal arched top gate which leads to the last part of the garden which is currently laid to lawn, SHED, previously used as a chicken run, outside light, conifers to the side giving a good degree of privacy.



**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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