



**17 Kellett Gate, Spalding,
Lincolnshire PE12 6EH**

Price £72,000 Freehold

~ NO CHAIN ~

Nestled in Kellett Gate, Spalding, this immaculately presented DETACHED PARK HOME offers a delightful living opportunity for the over 45's. Boasting one reception room, one bedroom, and a well-appointed bathroom, this property is perfect for those seeking a cosy and manageable living space.

Situated in a 100% residential Park Home site, this abode provides a tranquil and secure environment for all-year-round living. The convenience of having parking space for two vehicles ensures that you and your guests will always find a spot easily.

The property's location is truly advantageous, being just a short 5-minute drive away from Spalding town centre. Here, you'll find an array of major amenities, from shops to restaurants, making daily errands and leisurely outings a breeze.

Whether you're looking for a peaceful retreat or a convenient home base close to town, this Park Home offers the best of both worlds.



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 :

Radiator, thermostat control.

BEDROOM ONE :

11'6" (max) x 7'8" (max) (3.51m (max) x 2.34m (max))

UPVC double glazed window to the side, radiator, power points, built-in wardrobes, TV point.



BATHROOM :

UPVC obscured double glazed window to the side, W.C with a push button flush, pedestal washbasin with a mixer tap over and a storage cupboard beneath, panelled bath with taps and a built in mixer shower over, wall mounted heated towel rail, fully tiled walls.

DOUBLE ASPECT KITCHEN :

11'6" x 11'3" (max) (3.51m x 3.43m (max))

UPVC double glazed window to both sides, base and eye level units with a work surface over, a freestanding oven with a separate grill and a four burner gas hob, space and point for a fridge, freestanding dishwasher, radiator, power points, extractor fan, tiled splash-backs, cupboard housing the wall mounted boiler, skimmed and coved ceiling with inset spotlights, wall mounted air-conditioning unit.



DOUBLE ASPECT LOUNGE :

12'9" x 11'6" (3.89m x 3.51m)

UPVC double glazed windows to the front and side, a UPVC double glazed door to the side, radiator, power points, telephone point, TV point and log burner.



EXTERIOR :

The property comes with off-road parking to both sides of the home, with the left-hand side leading to a detached single garage. Side pedestrian gates access both sides and lead to the private and enclosed rear garden, with its extended patio seating area having an enclosed pagoda. There is a laid to lawn area, a summerhouse/shed and a brick built store which has power, lighting and plumbing connected (used as a utility facility).

DETACHED SINGLE GARAGE :

Having power and lighting connected and a side personnel door to the rear garden.

SERVICES :

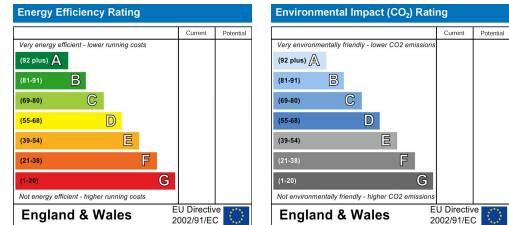
Council Tax Band - A (subject to change)

Gas Central Heating

Mains Water

Pitch Fee - £140.00 per month

Restricted to over 45's only



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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