



**76 Commercial Road, Spalding,
Lincolnshire PE11 2HE**

Price £225,000 Freehold

~ NO CHAIN ~

Nestled in the heart of Commercial Road, Spalding, this charming semi-detached house offers a unique opportunity for those seeking a versatile property with ample space. Boasting 1 reception room, 5 bedrooms (if used as a HMO,), and 3 bathrooms, this older style property is brimming with potential. If the property were to be purchased as a residential home for a family then the accommodation would be 3 double bedrooms, an en-suite, upstairs four piece bathroom suite, downstairs shower room and 3 reception rooms.

Whether you're looking for a spacious residential home or considering an investment as a licensed HMO, this property caters to various needs. The added security and fire alarm systems make it an ideal choice for those interested in an HMO setup.

Convenience is key with this property, as it is located close to the town centre, amenities, and the renowned Bakkavor Food Processing Factory. Additionally, it has easy access to road links such as the A16 providing seamless connections to nearby towns like Boston, Spalding, Lincoln, and even Norfolk.

Don't miss out on the chance to own a property which offers both character and functionality in a prime location. This property on Commercial Road is a hidden gem waiting to be discovered by the right buyer.



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 :

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

UPVC double glazed window to the front, radiator and power points.

KITCHEN :
13'8" x 9'6" (4.17m x 2.90m)

UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner electric hob and extractor hood over, space and point for a freestanding fridge/freezer, telephone point, power points and a wall mounted heated towel rail.

REAR ENTRANCE :

UPVC double glazed door and window to the rear, stairs leading up to the first floor accommodation, radiator.

DINING ROOM :
17'8" x 9'0" (5.38m x 2.74m)

UPVC double glazed window to the rear, radiator, power points, storage cupboard, a further storage cupboard with a fuse box and a boiler cupboard.

DOWNSTAIRS SHOWER ROOM :

UPVC obscured double glazed window to the side, pedestal washbasin with taps over, fully tiled shower cubicle with an electric mixer shower, W.C with a push button flush, wall mounted heated towel rail, fully tiled walls, extractor fan.

FAMILY ROOM :
12'1" x 11'4" (3.68m x 3.45m)

UPVC double glazed window to the front, radiator and power points.

LANDING :

Airing cupboard, a UPVC obscured window to the rear.

FOUR PIECE BATHROOM SUITE :

Having a W.C with push button flush, pedestal washbasin with taps over, panelled bath with taps over, separate shower cubicle with an electric mixer shower, fully tiled walls, radiator and an extractor fan.

BEDROOM ONE :
17'6" x 12'2" (5.33m x 3.71m)

UPVC double glazed window to the rear, radiator, power points

EN-SUITE :

UPVC obscured double glazed window to the rear, a separate shower cubicle with an electric mixer shower, W.C with a push button flush, vanity wash basin with a mixer tap over and a storage cupboard beneath, extractor fan.

BEDROOM TWO :
13'1" x 11'4" (3.99m x 3.45m)

UPVC double glazed window to the front, radiator, power points.

BEDROOM THREE :
13'0" x 11'6" (3.96m x 3.51m)

UPVC double glazed window to the front, radiator and power points.

EXTERIOR :

The rear garden is predominately laid to lawn and is enclosed by a mixture of panel fencing and a brick wall.

OUTBUILDING :

11'0" x 8'0" (3.35m x 2.44m)

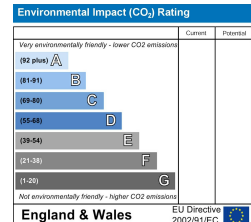
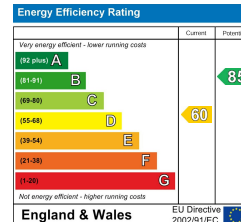
Having a wooden single glazed window to the rear, wooden door to the side, space and plumbing for a washing machine and power points.

DOUBLE GARAGE :
18 x 16' (5.49m x 4.88m')

With double wooden doors to the front, block paved off-road parking to the front which is accessed via Barge Close where there's a metal swing gate.

SERVICES :

Council Tax Band - A (subject to change)
Energy Efficiency Rating - D
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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