



**4 Oakley Drive, , Spalding  
Lincolnshire PE11 2BN  
Price £239,000 Freehold**

~ NO CHAIN ~

Welcome to Oakley Drive, Spalding - this property offers a fantastic opportunity for those seeking a spacious home in a sought-after location. This detached house boasts three reception rooms, perfect for entertaining guests or creating separate living spaces for the family. With three bedrooms, there is ample space for everyone to enjoy their own private retreat. Situated in a centrally located area, this property provides easy access to town amenities, making daily errands a breeze. The parking space for three vehicles ensures that you and your guests will never have to worry about finding a spot to park.

This property is a modernisation project waiting for the right owner to bring out its full potential. Imagine the possibilities of transforming this house into your dream home, tailored to your unique style and preferences. The spacious and established rear garden is ready for its new owners to create a beautiful outdoor oasis, perfect for relaxing in the fresh air or hosting summer gatherings.

Don't miss out on this incredible opportunity to own a property with great potential in a prime location. Embrace the chance to turn this house into a home that reflects your personality and lifestyle. Book a viewing today and start envisioning the endless possibilities that this property has to offer.



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 :**

Stairs leading up to the first floor accommodation, radiator, power points, understairs storage area.

**LOUNGE :**

15'2" x 12'4" (4.62m x 3.76m)

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

**DINING ROOM :**

11'3" x 10'0" (3.43m x 3.05m)

Having sliding double glazed patio doors to the conservatory, internal sliding doors separating the lounge and dining room, an internal door leading through to the kitchen, radiator and power points.

**CONSERVATORY :**

12'5" x 10'6" (3.78m x 3.20m)

UPVC construction with a sliding double glazed door to the side, power points, wall heater and a ceiling fan and light.

**KITCHEN :**

11'4" x 8'4" (3.45m x 2.54m)

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, space and plumbing for a washing machine, integrated electric oven and grill, integrated four burner gas hob, a pantry with shelving, space and point for fridge/freezer.

**REAR PORCH :**

8'1" x 6'6" (2.46m x 1.98m)

UPVC double glazed windows to the side and rear, UPVC double glazed door to the rear, radiator power points with a door to the downstairs cloakroom.

**CLOAKROOM :**

UPVC obscured double glazed window to the side, W.C., wash hand basin with a hot and cold tap, tiled floor, radiator.

**LANDING :**

UPVC double glazed window to the side, power points, loft hatch.

**BATHROOM :**

UPVC obscured double glazed window to the rear, bath with a telephone style mixer tap with a handheld shower, pedestal washbasin with taps over, W.C., radiator.

**BEDROOM ONE :**

14'2" x 11'0" (4.32m x 3.35m)

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

**BEDROOM TWO :**

12'6" x 11'0" (3.81m x 3.35m)

UPVC double glazed window to the rear, radiator, power points, built-in single wardrobe, airing cupboard housing the Worcester Bosch wall mounted boiler with shelving and the hot water tank.

**BEDROOM THREE :**

7'8" x 7'5" (2.34m x 2.26m)

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

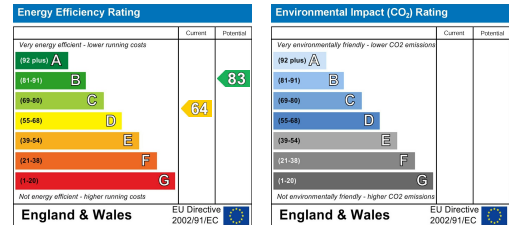
**EXTERIOR :**

The property has block paved off-road parking, which could be extended if needed and leads to the single garage, with the rest of the front garden then being laid to lawn. The side gate accesses the larger than average garden, which is enclosed by panel fencing and is predominantly laid to lawn, with a red telephone box and an extended patio seating area.

**SINGLE GARAGE :**

**SERVICES :**

- Council Tax Band - C (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.

**Your home your mortgage**  
**INDEPENDENT MORTGAGE ADVICE**

**EVENING & WEEKEND APPOINTMENTS AVAILABLE**

4 Finkin Street | Grantham | NG31 6QZ

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