



**1 Shackleton Close, , Spalding
Lincolnshire PE11 2FD**

Reduced To £174,950 Freehold

Welcome to Shackleton Close, Spalding - a charming semi-detached house that is sure to capture your heart! This lovely property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of space for the whole family to unwind and make memories.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. The bathroom is well-appointed and provides a comfortable space for your daily routines.

Whether you are looking for a new family home or a place to start your property journey, Shackleton Close has something for everyone. Don't miss out on the opportunity to make this house your own and create a lifetime of happiness in this wonderful abode.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the obscured double glazed front door, into the :-

ENTRANCE HALL :

Stairs leading up to the first floor accommodation, UPVC double glazed window to the side, radiator, power points.

LOUNGE :

14'2" x 11'4" (4.32m x 3.45m)

UPVC double glazed window to the front, a gas fire, radiator, power points, understairs storage. Then through the block archway into the:-

DINING ROOM :

10'3" x 7'5" (3.12m x 2.26m)

Sliding double glazed patio door to the conservatory, radiator, power points.

KITCHEN :

10'2" x 6'8" (3.10m x 2.03m)

Having an internal UPVC double glazed window to the conservatory, an obscured double glazed door to the side, newly installed Worcester Bosch wall mounted boiler, base and eye level units with work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner gas hob and extractor hood over, integrated fridge, space and plumbing for a washing machine, tiled splash back's, radiator, power points.

CONSERVATORY :

11'8" x 11'0" (3.56m x 3.35m)

Of brick and UPVC construction with UPVC double glazed French doors opening out to the rear garden, radiator, power points.

LANDING :

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

BATHROOM :

UPVC obscured double glazed window to the side, panelled bath with a mixer tap and an electric mixer shower over, pedestal washbasin with taps over, W.C, inset spotlights.

BEDROOM ONE :

12'3" x 8'4" (3.73m x 2.54m)

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

BEDROOM TWO :

10'0" x 8'3" (3.05m x 2.51m)

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

BEDROOM THREE :

7'4" x 6'0" (2.24m x 1.83m)

UPVC double glazed window to the rear, radiator, power points, telephone point.

EXTERIOR :

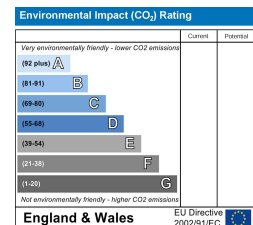
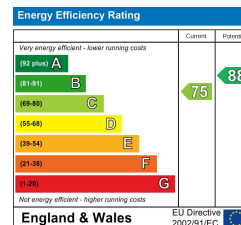
There's a laid to lawn area which can be extended for further off-road parking should it be need. There is tarmac off-road parking for two cars with a storm porch and courtesy lighting to the front door. The side and rear gardens are enclosed by panel fencing, with the rear garden being laid to lawn with two decking seating areas. To the side there is a patio seating area and a shed with power and space and point for fridge/freezer.

SERVICES :

Council Tax Band - B (subject to change)

Energy Efficiency Rating - C

Gas Central Heating



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

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