



8 Celandine Close, , Spalding Lincolnshire PE11 3HN

50% Shared Equity £82,500 Freehold

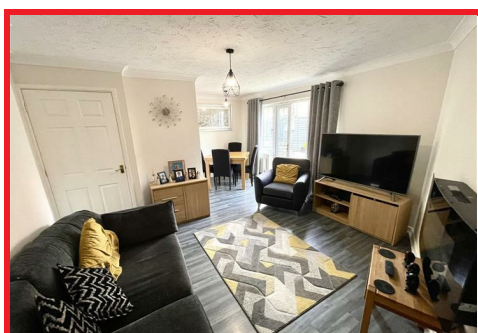
~ NO CHAIN ~

Welcome to this charming property located on Celandine Close in the market town of Spalding. This end terrace house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's ample space for a small family or guests to stay over.

The property features a modern four-piece bathroom suite, ideal for unwinding after a long day. Additionally, the principal bedroom offers a versatile dressing area that can also be used as a study, providing flexibility to suit your needs. Parking is a breeze with allocated off-road parking and visitors parking, ensuring convenience for residents.

What's more, this property offers a 50% shared equity opportunity through Broadgate Homes, making it an affordable option for those looking to step onto the property ladder. For those interested in the shared equity scheme, the rental cost is approximately £250.00 per calendar month (mortgage amount will differ), offering a fantastic opportunity to own a home in this desirable location without breaking the bank.

Don't miss out on the chance to make this lovely house your new home. Book a viewing today and envision the possibilities that await you at this wonderful property on Celandine Close.



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 :

With stairs leading up to the first floor accommodation, understairs storage cupboard, radiator, power points, fuse box.

CLOAKROOM :

Having a W.C with a push button flush, pedestal washbasin with a mixer tap over, tiled splash-back's, radiator, extractor fan.

KITCHEN/DINER :

15'4" x 7'3" (4.67m x 2.21m)

Having two UPVC double glazed windows to the front, base and eye level units with a work surface over, integrated electric oven and grill with a four burner gas hob and extractor hood over, sink and drainer with a mixer tap over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a fridge/freezer, wall mounted gas boiler, radiator, power points and inset spotlights.

LOUNGE/DINER :

Lounge :

13'0" x 13'0" (3.96m x 3.96m)

UPVC double glazed windows and French doors to the rear, a wall mounted remote controlled electric fire, radiator, power points, TV points.

Dining Area :

7'6" x 6'6" (2.29m x 1.98m)

UPVC double glazed French doors to the rear, radiator and power points.

LANDING :

Loft access and power points.

PRINCIPLE BEDROOM :

12'0" x 10'6" (3.66m x 3.20m)

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

Dressing Area/Study :

8'5" x 5'6" (2.57m x 1.68m)

UPVC double glazed window to the front, a work top, single wardrobe, radiator, power points and a telephone point.

BEDROOM TWO :

10'7" x 9'7" (3.23m x 2.92m)

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

FOUR PIECE BATHROOM SUITE :

UPVC obscured double glazed window to the rear, panelled bath with a mixer tap over, W.C with a push button flush, pedestal washbasin with a mixer tap over, fully tiled shower with a built-in mixer shower having a sliding adjustable rail, wall mounted heated towel rail, inset spotlights.

EXTERIOR :

The property comes with allocated off-road parking for one vehicle, with visitor spaces on a first come first serve basis. The front door benefits from having a storm porch with courtesy lighting. Side gated access leads to the low maintenance rear garden, which is enclosed by panel fencing, with a slate patio area, a shed, outside lighting and an outside tap.

SERVICES :

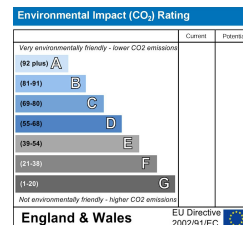
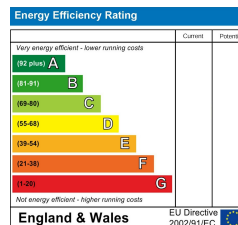
- Council Tax Band - A (subject to change)
- Energy Efficiency Rating - TBC (but previously 'C' rating)
- Gas Central Heating
- Mains Water

AGENTS NOTE :

NO INVESTORS ARE ELIGIBLE TO PURCHASE THIS PROPERTY

THIS PROPERTY IS SOLD ON A 50% SHARED EQUITY BASIS WHERE THE PURCHASER OWNS 100% FREEHOLD OF THE PROPERTY, HOWEVER, 50% OF THE FINANCE IS RAISED BY THE VENDOR, THE REMAINDER OF THE 50% FINANCE IS PROVIDED BY BROADGATE HOMES LTD, THE VENDOR PAY THE INTEREST ONLY FROM THIS LOAN WHICH IS APPROXIMATELY £255.00 PER CALENDAR MONTH.

THE PURCHASER WILL NEEDED TO BE QUALIFIED BY THE SOUTH HOLLAND DISTRICT COUNCIL WHERE THE FORMS CAN BE COLLECTED FROM OUR MORTGAGE ADVISOR IN OUR OFFICE OR FROM SOUTH HOLLAND DISTRICT COUNCIL, PRIORY ROAD, SPALDING, LINCOLNSHIRE.



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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www.mortgageoptionsonline.co.uk

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