MORRISSandMENNIE

estate agents

24 Daniels Gate, , Spalding
Lincolnshire PE11 3QY

£850 Per Month

Daniels Gate, Spalding - £850 per month

Spacious & Immaculately Presented End-Terrace House
Entrance Hall
Lounge
Newly fitted kitchen/diner
Two bedrooms
Newly fitted bathroom
Allocated parking
Large corner plot

Rent £850 a month
Deposit £980

8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

www.morrissandmennie.com

Through the brand new double glazed composite entrance door, into the :

ENTRANCE HALL :
Brand new UPVC double glazed window to the side, coving to ceiling, brand new modern vertical radiator.

LOUNGE :
12'1" x 12'4" (3.68m x 3.76m)
Brand new UPVC double glazed window to the front, TV point, telephone point, radiator, coving to ceiling, new feature electric fireplace, power points.

REFITTED KITCHEN/DINER :
10'0" x 15'2" (3.05m x 4.62m)
Brand new UPVC double glazed door opening out to the rear garden and a new UPVC window to the rear, newly fitted kitchen comprising base and eye level units with a solid oak rustic look worktop, sink and drainer unit with tiled splash-backs, oven and induction hob, understairs storage cupboard with a wall unit, coving to textured ceiling, wall mounted new combi-boiler, vertical designer radiator, LED lights, power points.

New and COMPLETE hybrid look kitchen with solid oak rustic look worktop, INCLUDING fully integrated fridge, integrated washer/ dryer machine, integrated dishwasher, oven and induction hob, with an integrated freezer situated in the understairs storage area.

LANDING :
Brand new UPVC double glazed window to the front, high quality laminate staircase with new stainless steel hand rail.

PRINCIPAL BEDROOM :
11'7" x 12'7" (3.53m x 3.84m)
Brand new UPVC double glazed windows to the front, radiator, power points, textured ceiling, built-in cupboard.

BEDROOM TWO :
Brand new UPVC double glazed window to the rear., power points, textured ceiling, radiator.

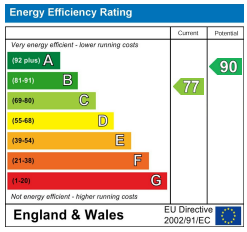
NEWLY REFITTED BATHROOM :
Brand new UPVC double glazed window to the rear, fully fitted three piece suite comprising WHIRLPOOL bath with quality glass screen, coving to textured ceiling with LED lighting, concealed ROCA system, wall mirrored cabinet, vanity basin unit cabinet, wall mounted heated towel rail, low level W.C.

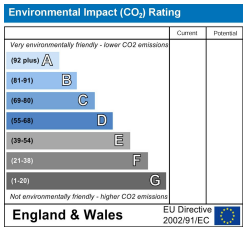
EXTERIOR :
Parking space to the front, with the property having a laid to lawn are with a flower and shrub borders and a storm porch with courtesy lighting.
The rear garden is enclosed by panel fencing and is laid to lawn with a patio seating area.

AGENTS NOTE :
Please note that as this property has been recently refurbished to an extremely high standard it benefits from the following:

Brand new windows and doors
Brand new interior doors and handles
Brand new central heating system, with brand new combi boiler and designer ACOVA radiators
Quality laminate flooring and new skirting
Quality thermal and acoustic underlay
Light fittings throughout
Quality Luxury Vinyl Tiled Flooring
LED Lights throughout

SERVICES :
Council Tax Band - A (subject to change)
Energy Efficiency Rating - C
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.

Morriss 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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