



**7 Wimberley Way, Pinchbeck, Spalding  
Lincolnshire PE11 3RY**

**No Onward Chain £199,950 Freehold**

~ NO CHAIN ~

Welcome to this charming detached bungalow located on Wimberley Way in the sought-after village of Pinchbeck, Spalding. This property boasts two bedrooms, perfect for a small family or as a peaceful retreat for a couple. The bungalow features a spacious reception room, ideal for entertaining guests or simply relaxing after a long day.

One of the standout features of this property is the ample parking space available for up to three vehicles, ensuring convenience for you and your visitors. The property also offers a great opportunity for renovation, allowing you to put your own stamp on this lovely home.

Situated in a desirable village location, you'll find yourself close to a variety of local amenities such as a butchers, primary school, convenience shops, garden centre and more. With no chain involved, this property is ready and waiting for you to make it your own.

Don't miss out on the chance to own this delightful bungalow in Pinchbeck - a perfect blend of tranquillity and convenience.



8 Bridge Street, Spalding, PE11 1XA  
**01775 767575**

10 West End, Holbeach, PE12 7LW  
**01406 422907**



Through the UPVC obscured double glazed side door, into the:-

**ENTRANCE HALL :**

Having a radiator, power point, loft hatch and a thermostat control.

**LOUNGE :**

15'0" x 10'8" (4.57m x 3.25m)

UPVC double glazed window to the front, radiator, power points, TV point and a gas fire.

**KITCHEN/DINER :**

11'2" x 10'3" (3.40m x 3.12m)

Being double aspect with UPVC double glazed windows to the side and rear, UPVC obscured double glazed door to the rear, base and eye level units with a work surface over, sink and drainer with taps over, space and point for a freestanding cooker, space and point for a fridge/freezer, space and plumbing for a washing machine, tiled splash-back's, radiator, power points and a telephone point.

**BATHROOM :**

UPVC obscured double glazed window to the side, bath with taps and a built-in mixer shower over, pedestal washbasin with taps over, W.C, cupboard housing the wall mounted gas boiler.

**BEDROOM ONE :**

11'4" x 11'3" (3.45m x 3.43m)

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

**BEDROOM TWO :**

10'8" x 10'0" (3.25m x 3.05m)

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

**EXTERIOR :**

The front garden is laid to lawn having established flower borders, with the off-road parking to the front and side of the bungalow which then continues to the single garage. The side gated access opens up to the rear garden, which is enclosed by panel fencing and is predominantly laid to lawn, with a shed. The property has side gated access to both sides of the bungalow> The property also benefits with affording plenty of sun throughout the day to the rear garden, along with plenty of space to add a garden room or conservatory, if desired.

**SINGLE GARAGE :**

Having a metal up and over door.

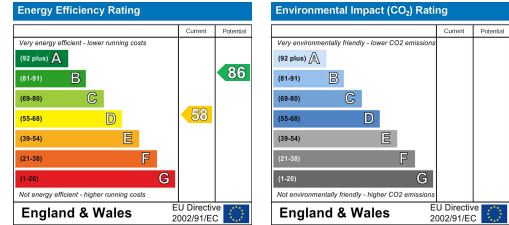
**SERVICES :**

Council Tax Band - B (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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