# **MORRISS**andMENNIE

estate agents



# 28 Mill Lane, Whaplode, Spalding Lincs PE12 6TP

## Price £249,950 Freehold

Nestled in the charming Mill Lane of Whaplode, Spalding, this delightful detached bungalow offers a perfect blend of comfort and style. Renovated just 3 years ago, this property boasts 2 spacious bedrooms, ideal for a small family or those seeking extra space.

Step inside to discover not just one, but two inviting reception rooms, providing ample space for relaxation and entertainment. The modern open plan kitchen diner, extended off the kitchen, is a true highlight of this home. With its contemporary design and doors leading out to the landscaped rear garden, it's the perfect spot for hosting gatherings or enjoying a peaceful meal al fresco.

The property features a modern bathroom suite, adding a touch of luxury to everyday living. Imagine unwinding in a soothing bath after a long day's work. Additionally, the convenience of having local amenities within walking distance, including a Co-op, petrol station, playing green, and primary school, makes this location practical for daily needs.

Don't miss the opportunity to make this charming bungalow your new home. Embrace the tranquillity of village life while enjoying the modern comforts this property has to







8 Bridge Street, Spalding, PE11 1XA

10 West End, Holbeach, PE12 7LW 01406 422907

#### **Entrance Hall**

Entrance door, built-in storage cupboard, access to loft,

#### Lounge

#### 12'11 x 12'9 (3.94m x 3.89m)

Double Aspect UPVC double glazed window to front and side, laminate flooring, TV point, wood burner, coving to ceiling.

#### **Kitchen**

### 12'9 x 11'7 (3.89m x 3.53m)

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven, built-in four ring electric hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, built-in airing cupboard, laminate flooring, TV point, two double radiators, ceiling spotlights, door to side of property, opening to:

## **Dining Room**

9'5 x 9'4 (2.87m x 2.84m)

UPVC double glaze windows to side and rear, TV point, ceiling spotlights, double doors to rear garden, door to garage

#### **Bedroom 1**

12'11 x 11'11 (3.94m x 3.63m)

UPVC double glazed window to front, laminate flooring, TV point, coving to ceiling.

#### **Bedroom 2**

11'7 x 8'8 (3.53m x 2.64m)

UPVC double glazed window to rear, radiator, laminate flooring, TV point.

#### **Bathroom**

Fitted with a three piece suite comprising a bath with rainfall shower over, pedestal wash hand basin and low-level WC, extractor fan, shaver point, ceiling spotlights, uPVC frosted double glazed window to rear.

#### Outside

The front of the property is mainly laid to decorative gravel with paving to the side allowing for ample off road parking, car port to the side with access to garage via electric roller door.

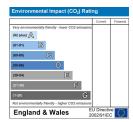
Rear garden, mainly laid to lawn with a patio area, wooden decking area allowing for further seating with decorative gravel to border and plenty of outdoor light. Area for a hot tub if required.











#### **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 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