



**Juniper Crescent, Spalding,  
Lincolnshire PE12 6FD**

**£895**

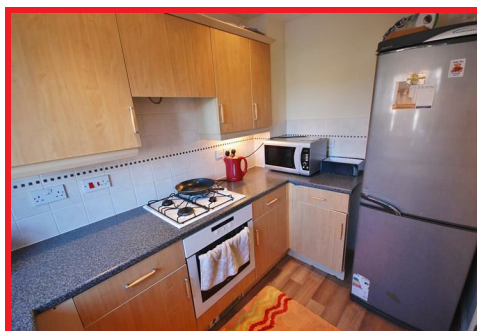
Juniper Crescent, Spalding £895 pcm

Mid-terrace property  
3 bedrooms - Master bedroom (Large) with en suite.  
Large lounge with bay fronted french doors  
entrance hall  
cloakroom  
Allocated parking  
kitchen  
Family bathroom  
Enclosed rear garden

£900 DEPOSIT



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



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

Double glazed front door to:-

**ENTRANCE HALL:**

Having stairs to first floor accommodation, radiator, thermostat control.

**CLOAKROOM:**

Having UPVC obscured double glazed window to the front, wash hand basin with taps over and tiled splash-backs, WC, radiator.

**KITCHEN:**

9'6" x 6'3" (2.90m x 1.91m)

Having UPVC double glazed window to the front, base and eye level units with roll-edged work surface, sink and drainer with mixer tap over, tiled splash-backs, integrated electric oven and grill with a four burner gas hob over, extractor hood, space and point for fridge/freezer, wall-mounted boiler, space and plumbing for washing machine, inset spot-lights.

**LOUNGE:**

14'8" x 12'9" (excluding the bay window) (4.47m x 3.89m (excluding the bay window))

Having UPVC double glazed French doors leading onto the rear garden, UPVC double glazed windows to both side, radiator, power points, telephone point.

**FIRST FLOOR LANDING:**

Stairs leading to the second floor, storage cupboard.

**BATHROOM:**

Having pedestal wash hand basin with taps over, radiator, WC, panelled bath with taps over and built-in mixer shower over, inset spot-lights, extractor fan.

**BEDROOM 2:**

9'5" x 8'3" (2.87m x 2.51m)

Having UPVC double glazed window to the front, radiator, power points, telephone point, TV point, built-in wardrobe with shelving and hanging space.

**BEDROOM 3:**

9'5" x 7'2" (2.87m x 2.18m)

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

**SECOND FLOOR LANDING:**

Having Velux Sky light window to the rear.

**MASTER SUITE:**

13'9" x 13' (4.19m x 3.96m)

Having UPVC double glazed window to the front, radiator, power points, skimmed ceiling with inset spot-lights, loft hatch, radiator, TV point, airing cupboard with shelving.

**EN SUITE:**

Having Velux sky light window to the rear, WC, pedestal wash hand basin with taps over, tiled shower cubicle with built-in mixer shower over, half height tiled walls, double shaver point, radiator, skimmed ceiling, inset spot-lights, extractor fan.

**EXTERIOR:**

There is a small frontage to the property, storm porch.

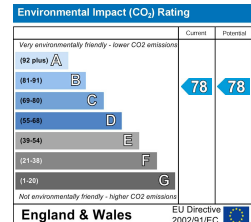
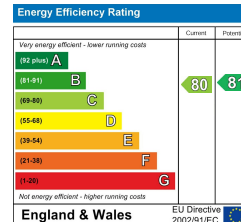
Parking to the rear.

Gated access to the rear garden, enclosed by panelled fencing, small patio seating area off the lounge, remainder is laid to lawn, gravelled area, SHED.

**DIRECTIONS:**

From our Office on Bridge Street, proceed over the bridge onto Church Street, bear left onto Halmergate and continue to the mini-roundabout, take the third exit onto Low Road, turn left onto Juniper Crescent, proceed to the bottom on Juniper Crescent, turn right where the property can be found on the right hand side.

To access the allocated parking, proceed through the archway where parking facilities can be found.



**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

mortgageoptions

**T.01476 569090**

**www.mortgageoptionsonline.co.uk**