

**Welbeck Drive, , Spalding
Lincolnshire PE11 1PD
Price £375,000 Freehold**

Nestled in the charming area of Welbeck Drive in Spalding, this detached family home is a true gem waiting to be discovered. Boasting not just one, but two reception rooms, this property offers ample space for all your family's needs. With a total of 5 bedrooms, including 2 downstairs both with en-suites, this home is perfect for those seeking versatility and comfort. Along with having the potential of an annex living space.

Step inside to find a modern interior that seamlessly blends style and functionality. The open plan kitchen diner is a focal point, ideal for hosting gatherings. The property also features a modern bathroom, ensuring that every aspect of your home exudes contemporary elegance.

Situated in a peaceful cul-de-sac, this residence offers the convenience of off-road parking, a single garage, and a good-sized rear garden that wraps around to one side. Perfect for relaxation and entertaining.

Convenience is key with this property, as it is within walking distance to a local primary school and a Co-op shop, making daily errands a breeze. Additionally, one of the downstairs bedrooms comes with its own lounge, offering the potential for an annex if desired.

Don't miss the opportunity to make this house your home - a place where modern living meets comfort and convenience in the heart of Spalding.

Energy Efficiency Rating	
Current	Potential
73	82
Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

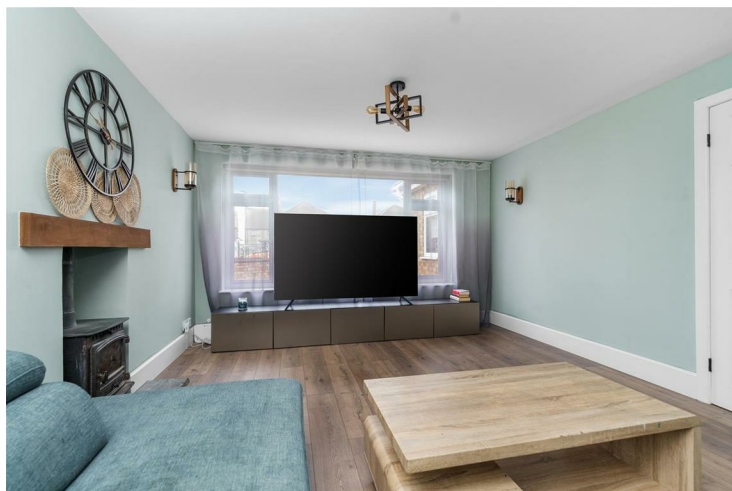
www.morrissandmennie.com

ENTRANCE HALL :

Entrance door, stairs leading to first floor landing, radiator, power points.

LOUNGE :

15'7" x 12'5" (4.75m x 3.78m)



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

KITCHEN/DINER :

26'1" x 18'1" (7.95m x 5.51m)



UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, breakfast bar, built in microwave, built-in Hotpoint ovens, four ring hob with an extractor hood over, space and plumbing for a dishwasher, space and plumbing for a washing machine, built in storage cupboard, power points, bi-fold door to rear garden

FAMILY ROOM/LOUNGE FOR ANNEX :

17'0" x 9'10" (5.18m x 3.00m)



Bi-fold door to the rear garden, radiator, power points, door leading through to the downstairs bedroom.

BEDROOM ONE :

17'1" x 11'2" (5.21m x 3.40m)

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

CLOAKROOM/UTILITY ROOM :

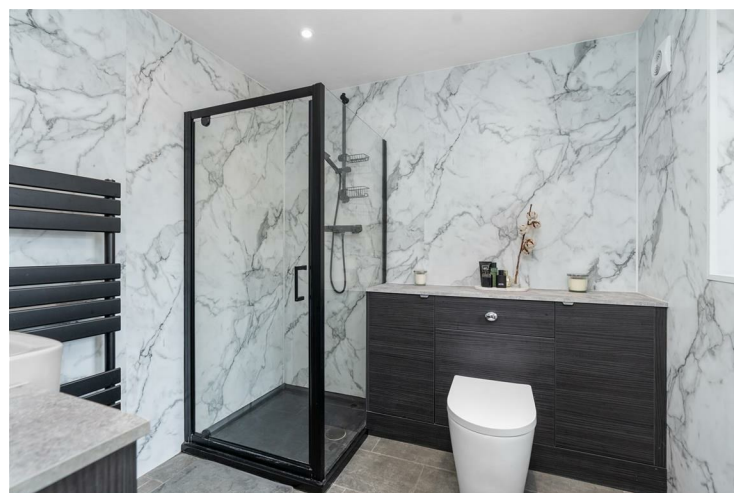
Storage cupboards, W.C with a push button flush, pedestal washbasin with a mixer tap over.

BEDROOM TWO :

16'5" x 9'1" (5.00m x 2.77m)

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

WET ROOM/EN-SUITE :



UPVC obscured double glazed window to the front, fully tiled shower shower area with glass screen, vanity washbasin with a mixer tap over and storage beneath, close coupled W.C with a push button flush, heated towel rail, tiled surround.

LANDING :

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

BEDROOM THREE :

12'9" x 11'0" (3.89m x 3.35m)

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

BEDROOM FOUR :

11'0" x 11'0" (3.35m x 3.35m)

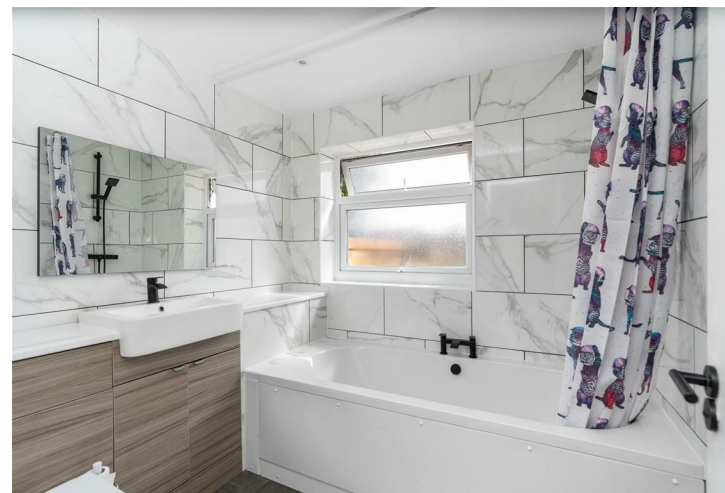
UPVC double glazed window to the rear, built-in storage cupboard, radiator, power points.

BEDROOM FIVE :

9'2" x 7'6" (2.79m x 2.29m)

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

FAMILY BATHROOM :



UPVC obscured double glazed window to the rear. panelled bath with a mixer tap and a built-in shower over, pedestal washbasin with a mixer tap and a low-level W.C with a push button flush, tiled walls, heated towel rail.

EXTERIOR :

To the front of the property there is a mixture of concrete and gravelled off-road parking leading to the single garage, which benefits from having an electric remote controlled garage door.

The rear garden is predominately laid to lawn with mature shrub borders, a patio seating area and a separate base for a hot tub with outside wiring.

SERVICES :

Council Tax Band - c (subject to change)

Energy Efficiency Rating - C

Gas Central Heating

Mains Water

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Viewing Arrangements		Open 6 days	
Spalding Office		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	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.