



**19 Knipe Avenue, , Spalding  
Lincolnshire PE11 2YE**

**Price £179,950 Freehold**

Welcome to this charming semi-detached house on Knipe Avenue, Spalding! This property boasts two reception rooms, three bedrooms, and a modern bathroom with a newly refitted shower.

One of the highlights of this lovely home is the garden room, perfect for relaxing or entertaining guests. Imagine enjoying a cup of tea on the decking area surrounded by beautiful lighting, creating a warm and inviting atmosphere.

With parking space for one vehicle, you'll never have to worry about finding a spot after a long day. Plus, the convenience of being close to amenities makes daily errands a breeze.

Not to mention, a new boiler was installed in March 2024, ensuring that you'll stay warm and comfortable during the colder months.

Don't miss out on the opportunity to make this house your home. Book a viewing today and discover the endless possibilities that this property has to offer!



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

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



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

**ENTRANCE HALL :**

Stairs leading off to the first floor accommodation, radiator, power points, through an internal door into the:

**OPEN PLAN LOUNGE/DINER :**

23'5" (max) x 11'4" (max) (7.14m (max) x 3.45m (max))

UPVC double glazed bay window to the front, fireplace radiator, power points, wall lights, thermostat control.

**INNER HALLWAY :**

Under-stairs storage cupboard, metal obscured single glazed window to the side, fuse box, shelving, tiled floor.

**DOWNSTAIRS BATHROOM :**

Two UPVC obscured double glazed windows to the side, fully tiled shower cubicle with a built-in mixer shower over, W.C with a push button flush, pedestal washbasin with a mixer tap over, tiled walls, tiled floor, radiator, extractor fan, inset spotlights.



**KITCHEN/BREAKFAST :**

**Kitchen :**

9'8" x 6'0" (2.95m x 1.83m)

UPVC double glazed window to the rear and side, wooden double glazed door to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner electric hob with a stainless steel splash back and extractor hood over, space and plumbing for a slimline dishwasher, space and plumbing for a washing machine, space and point for a fridge/freezer, tiled floor, tiled splash backs, power points, skimmed ceiling with inset spotlights.

**Breakfast Area :**

5'5" x 7'8" (1.65m x 2.34m)

**LANDING :**

UPVC obscured double glazed window to the side, loft hatch, power points.

**BEDROOM ONE :**

12'3" x 11'0" (3.73m x 3.35m)

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

**BEDROOM TWO :**

10'1" x 8'0" (3.07m x 2.44m)

UPVC double glazed window to the rear, radiator, power points, airing cupboard with shelving and housing the water cylinder and gas boiler.

**BEDROOM THREE :**

7'2" x 7'1" (2.18m x 2.16m)

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

**EXTERIOR :**

The property has space to the front for off-road parking for two vehicle (kerb not dropped) which is then laid to gravel. The side gated access leads to the rear garden which is enclosed by panel fencing, with a patio seating area, a hedge and a low level brick wall having a gate leading to the second part of the garden. The rear of the garden is laid to lawn with a home office/games room.



**GARDEN OFFICE/GAMES ROOM :**

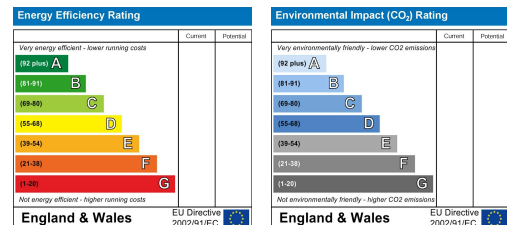
11'2" x 9'8" (3.40m x 2.95m)

UPVC double glazed window to the front and side, UPVC obscured double glazed door to the front, power points, separate fuse box, media station for a TV, storage units and laminate flooring.



**SERVICES :**

- Council Tax Band - A (subject to change)
- Energy Efficiency Rating - TBC (previously - D)
- Gas Central Heating
- Mains Water
- New Boiler Fitted - March 2024



**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**

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**EVENING & WEEKEND APPOINTMENTS AVAILABLE**

4 Finkin Street | Grantham | NG31 6QZ

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