



**22 Woodfield Close, , Spalding
Lincolnshire PE11 2PU**

Price £219,950 Freehold

~ NO CHAIN ~

Located in Woodfield Close in Spalding, this detached bungalow is a hidden gem waiting to be discovered. Boasting two reception rooms, two bedrooms, and a beautifully refitted shower room, this property offers a comfortable and inviting living space.

One of the standout features of this home is the extended triple aspect dining/garden room, providing a bright and airy space to entertain guests or simply relax and enjoy the tranquillity of the mature and established rear garden. Complete with a shed and greenhouse, this outdoor space is perfect for those with green fingers or anyone looking to create their own peaceful oasis.

With no chain attached, the opportunity to make this extended 2-bed bungalow your own is not to be missed. Don't be fooled by its unassuming exterior, as this property is surprisingly spacious inside, offering ample room for comfortable living.

If you are looking for a charming bungalow with character and potential, this property in Woodfield Close is definitely worth a closer look.



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 :

Radiator, power points, thermostat control and loft hatch.

LOUNGE :

15'1" x 11'4" (4.57m x 3.45m)

UPVC double glazed window to the front, radiator, power points, TV point and wall lights.

KITCHEN :

11'2" x 9'2" (3.35m x 2.74m)

UPVC double glazed window to the side, 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 gas hob and extractor hood over, space and plumbing for a washing machine, tiled splash-back's, tiled floor, radiator, power points, pantry with shelving and an archway leading through to the extended dining/garden room.

TRIPLE ASPECT DINING/GARDEN ROOM :

13'0" x 13'0" (max) (3.96m x 3.96m (max))

UPVC double glazed windows to both sides and UPVC double glazed French doors to the rear, tiled floor, radiator and power points.

BEDROOM ONE :

11'6" x 11'2" (3.51m x 3.35m)

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

BEDROOM TWO :

11'0" x 9'6" (3.35m x 2.90m)

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

REFITTED SHOWER ROOM :

UPVC obscured double glazed window to the side, vanity washbasin with a mixer tap over, W.C with a push button flush and storage cupboards beneath with a work surface over, double shaver point, tiled splash-back's, fully tiled shower cubicle with an electric mixer shower over, tiled floor, radiator and an airing cupboard housing the water cylinder.

EXTERIOR :

To the outside the property has a decorative front garden with a variety of established shrubs and flowers. The concrete and gravel off-road parking provides space for 2-3 cars, which then leads to the single garage. The pedestrian side gate accesses the rear garden which is enclosed by mature hedging and panel fencing, with a patio seating area, a shed and a greenhouse.

SINGLE GARAGE :

16'2" x 8'7" (4.88m x 2.44m)

Having a metal up and over door, UPVC obscured double glaze window to the rear, wall mounted Viessmann gas boiler, fuse box and power points.

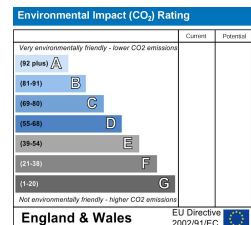
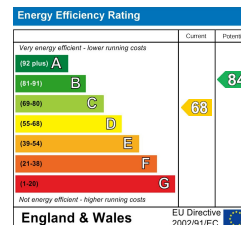
SERVICES :

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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INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

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