



**10 Orwell Drive, , Spalding
Lincolnshire PE11 1GU**

Offers In Excess Of £165,000 Freehold

Welcome to Orwell Drive, Spalding - a charming location for this nearly new terraced house built in 2020. This delightful property boasts one reception room, two bedrooms, and a modern four piece bathroom suite, making it an ideal choice for first-time buyers looking to settle in a peaceful neighbourhood.

One of the standout features of this property is the beautifully presented interior that exudes warmth and comfort. The low maintenance rear garden provides a perfect spot for relaxing outdoors or hosting intimate gatherings with friends and family.

Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a space after a long day. Whether you're looking to unwind in the comfort of your home or explore the nearby amenities, this property offers the perfect balance of tranquillity and accessibility.

Don't miss out on the opportunity to make this house your home - book a viewing today and step into a world of modern living.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

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

OPEN PLAN KITCHEN/DINER :

22'3" x 9'02 (6.71m'0.91m x 2.79m)

Two UPVC double glazed windows to the front, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated Neff electric oven and grill with a Neff four burner electric hob and Neff extractor hood over, integrated Neff fridge and freezer, integrated Neff washing machine, fuse box, radiator, power points, telephone point, skimmed and covered ceiling with inset spotlights.

DOWNSTAIRS CLOAKROOM :

Having a W.C with a push button flush, pedestal washbasin with a mixer tap over, tiled splash-back's, radiator, skimmed and covered ceiling and an extractor fan.

LOUNGE :

15'5" x 12'7" (4.70m x 3.84m)

UPVC double glazed window and French doors to the rear having inset bespoke blinds, stairs leading up to the first floor accommodation, radiator, power points, TV point, and telephone point, skimmed and covered ceiling.

LANDING :

Power points, skimmed and covered ceiling, loft hatch, and an airing cupboard housing the wall mounted gas boiler.

FOUR PIECE BATHROOM SUITE :

UPVC obscured double glazed window to the front, W.C with a push button flush, double shaver point, pedestal washbasin with a mixer tap over and tiled splash-back's, panelled bath with a mixer tap over, fully tiled shower with a built-in mixer shower having a fixed shower-head and a separate handheld shower, inset shelving.

BEDROOM ONE :

16'0" x 9'8" (4.88m x 2.95m)

UPVC double glazed window to the front, radiator, power points, TV point, telephone point, skimmed and covered ceiling.

BEDROOM TWO :

10'6" x 9'6" (3.20m x 2.90m)

UPVC double glazed window to the rear, radiator, power points, telephone point, skimmed and covered ceiling.

EXTERIOR :

The front of the property is all low maintenance, along with having allocated off-road parking and a single garage located under a coach house just 5 seconds away from the property. The pedestrian gate accesses the rear garden, which is enclosed by panel fencing and is again all low maintenance.

AGENTS NOTES :

There is a nominal management fee payable half yearly, which is currently £120.00 pa

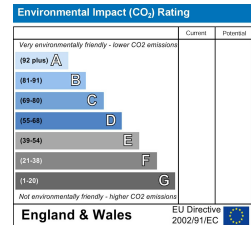
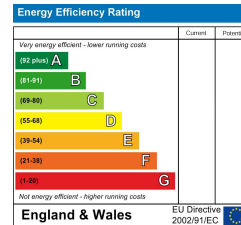
SERVICES :

Council Tax Band - A (subject to change)

Energy Efficiency Rating - B

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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EVENING & WEEKEND APPOINTMENTS AVAILABLE

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