



**78 Edinburgh Drive, , Spalding  
Lincolnshire PE11 2RT**

**Price £225,000 Freehold**

Welcome to this charming 1960's detached bungalow located on Edinburgh Drive in the picturesque town of Spalding. This delightful property boasts a prime location on a good-sized corner plot, offering a sense of space and privacy.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features two well-proportioned bedrooms, providing ample space for a small family or guests. The refitted shower room adds a modern touch to this classic home, ensuring convenience and comfort.

One of the standout features of this property is the block paved off-road parking, and the 30ft tandem single garage. This is a rare find and adds a great deal of convenience for homeowners with multiple vehicles.

The property is ideally situated to be within close proximity of a local Tesco Express and both Primary and Secondary Schools. In addition there are fantastic road links along the A16 connecting you to Stamford, Boston Lincoln and Peterborough.



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 :**

With real wood flooring, radiator, power points, loft hatch, airing cupboard, and a wall mounted gas boiler.

**DOUBLE ASPECT LOUNGE/DINER :**

19'5" x 12'1" (5.79m'1.52m x 3.66m'0.30m)

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

**EXTENDED KITCHEN :**

12'2" x 10'4" (3.66m'0.61m x 3.05m'1.22m)

UPVC double glazed window to the rear, UPVC obscured 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 half sized electric oven and grill with another half size electric oven and grill above, a four burner gas hob with an extractor hood over, space and point for a fridge/freezer, tiled splash-backs, TV point and a radiator.

**BEDROOM ONE :**

12'0" x 11'8" (3.66m x 3.56m)

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

**BEDROOM TWO :**

10'7" x 10'7" (3.23m x 3.23m)

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

**REFITTED SHOWER ROOM :**

UPVC obscured double glazed window to the rear, fully tiled shower cubicle with a built-in mixer shower having a fixed shower-head and a separate shower-head on a sliding adjustable rail, vanity washbasin with a mixer tap over and a W.C with a push button flush having a work surface over and storage cupboards beneath, wall mounted heated towel rail, skimmed ceiling with inset spotlights.

**EXTERIOR :**

The property sits on a corner plot with a low-level brick wall to the front and side aspect. A block paved driveway leads to a single tandem garage which is over 30ft in length. The rest of the front garden is then laid to decorative patio with a gravel area to the side and mature shrub borders. A side pedestrian gate accesses the side garden which is enclosed by a trellis fence and is laid to lawn and patio paving, along with having side gated access to the far side of the bungalow adjacent to the garage. The rear garden is enclosed by panel fencing with a patio seating area, an outside light, outside tap, a summerhouse and a greenhouse, with the remainder of the garden being laid to lawn.

**SINGLE TANDEM GARAGE :**

30'3" x 8'2" (9.14m'0.91m x 2.44m'0.61m)

Having a metal up and over door, UPVC double glazed window and door to the rear, power points, space and plumbing for a washing machine, space and point for a timber dryer, fuse box.

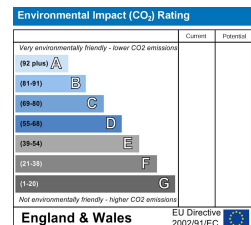
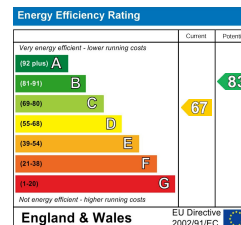
**SERVICES :**

Council Tax Band - A (subject to change)

Energy Efficiency Rating - D

Gas Central Heating

Mains Services



**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

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**www.mortgageoptionsonline.co.uk**

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