



**7 Farrier Way, Spalding,
Lincolnshire PE11 3GG**

Price £229,950 Freehold

**** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION AND POSITION THIS BUNGALOW HAS TO OFFER ****

Morriss and Mennie Estate Agents are pleased to offer For Sale this beautiful, modern, two double bedroom DETACHED BUNGALOW with NO CHAIN! The property is ideally located on a regular bus route and is also a 5 minute drive to the centre of Spalding where all the major amenities can be found.

Internally the property has a separate entrance hall with doors arranged off to the OPEN PLAN LOUNGE/DINER, with the lounge benefiting from views over the local green to the front. The REFITTED KITCHEN houses the modern Worcester Bosch boiler and has a door leading out to the rear porch. Completing the bungalow are the two double bedrooms and the three piece shower room.

The property is accessed via a private drive with just one other bungalow, and offers off-road parking for 2-3 vehicles and a DETACHED SINGLE GARAGE, having an electric remote controlled garage door and a personnel door to the rear garden. There is further extended off-road parking to the front which had previously been the front garden. The side pedestrian gate accesses the low maintenance landscaped rear garden.



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:-

ENTRANCE HALL :

Radiator, power points, loft hatch, thermostat control, airing cupboard with shelving and housing the Worcester Bosch boiler.

LOUNGE/DINER :

23'4" x 11'5" (7.11m x 3.48m)

UPVC double glazed window to the front overlooking the green, electric fireplace, radiator, power points, TV point.

REFITTED KITCHEN :

11'1" x 10'1" (3.38m x 3.07m)

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, integrated NEFF four burner gas hob with an extractor hood over, integrated NEFF electric hide and slide oven and grill, space and point for a fridge/freezer, space and plumbing for a washing machine, tiled splash backs, fuse box housed in a cupboard, power points, radiator, UPVC obscured double glazed door to the:-

REAR PORCH :

6'3" x 4'7" (1.91m x 1.40m)

UPVC construction with a UPVC double glazed door opening out to the rear garden, wall mounted electric heater, power points.

BEDROOM ONE :

11'2" x 10'7" (3.40m x 3.23m)

UPVC double glazed window to the front overlooking the green, radiator, power points, TV point.

BEDROOM TWO :

11'2" x 9'5" (3.40m x 2.87m)

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

SHOWER ROOM :

UPVC obscured double glazed window to the rear, fully tiled walk-in double shower cubicle with a built-in mixer shower over, vanity washbasin with a mixer tap, a W.C with a push button flush, all set with storage cupboards beneath and a work surface over, fully tiled walls and floor, wall mounted heated towel rail, shaver point.

EXTERIOR :

The property is accessed via a private driveway with just one other bungalow. The tarmac and gravelled off-road parking leads to the single garage, with further gravelled off-road parking to the front of the dwelling, having previously been the front garden. The pedestrian side gate accesses the rear garden which is enclosed by panel fencing and is all low maintenance being laid to artificial grass, with patio seating areas to the front and rear with breeze-block borders having inset flower beds. A shed is positioned behind the garage, with the garage then having a personnel door for easy access.

DETACHED SINGLE GARAGE :

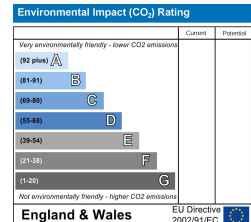
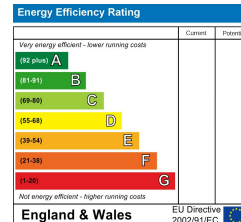
Remote controlled electric garage door, power and lighting connected, personnel door to the rear garden.

SERVICES :

Council Tax Band - B (subject to change)

Energy Efficiency Rating - D

Gas Central Heating



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

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