



**1 Cleveland Close, , Spalding
Lincolnshire PE12 6BE**

Price £304,995 Freehold

Welcome to Cleveland Close, Spalding - a charming location that could be the perfect setting for your new home! This fantastic detached house boasts 3 reception rooms, offering ample space for entertaining guests or simply relaxing with your family. With 4 bedrooms and 2 bathrooms, there is plenty of room for everyone to enjoy their own space and privacy.

One of the standout features of this property is the parking space available for up to 3 vehicles, ensuring that you and your guests will never have to worry about finding a place to park. Whether you have a growing family or simply love to host gatherings, this property offers the space and convenience you need.

Located in a desirable area, this house provides a peaceful retreat from the hustle and bustle of everyday life, while still being close to local amenities and transport links. Imagine coming home to this beautiful property, where you can create lasting memories and enjoy the comfort of your own space.

Don't miss out on the opportunity to make this house your home - schedule your a viewing today!



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 :

14'2" x 5'10" (4.32m x 1.80m)

Having herringbone style vinyl flooring, power points, radiator.

LOUNGE :

4.57m x 3.76m (1.22m.17.37mm x 0.91m.23.16mm)

UPVC double glazed window to the front, carpeted flooring, power points, air conditioning unit, radiator, gas fireplace.

DINING ROOM :

11'6" x 9'10" (3.51m x 3.00m)

UPVC double glazed patio doors to the conservatory. carpeted flooring, power points, TV point, ceiling fan and light.

KITCHEN :

11'5" x 8'5" (3.48m x 2.57m)

UPVC double glazed window to the rear, base and eye level units with a work surfaces over, tiled splash-backs, integrated NEFF oven with a gas hob and extractor hood over, integrated dishwasher, pantry space, power points.

UTILITY ROOM :

7'4" x 5'10" (2.26m x 1.78m)

Radiator, power points, herringbone style flooring, door to the rear garden.

CONSERVATORY :

13'10" x 9'6" (4.22m x 2.90m)

Radiator, power points, ceiling light, double glazed windows and double glazed patio doors to the side.

LANDING :

BEDROOM ONE :

15'10" x 12'4" (4.83m x 3.76m)

UPVC double glazed window, two radiators, ceiling fan with light, air conditioning unit, power points. fitted wardrobes.

BEDROOM TWO :

14'9" x 10'11" (4.52m x 3.35m)

UPVC double glazed window to the front, fitted wardrobes, air conditioning unit, ceiling fan with lighting, power points.

BEDROOM THREE :

12'7" x 10'11" (3.86m x 3.35m)

UPVC double glazed window to the rear, carpeted flooring, radiator, fitted wardrobes, power points.

BEDROOM FOUR :

10'0" x 7'6" (3.07m x 2.29m)

UPVC double glazed window to the rear, carpeted flooring, power points, loft hatch, radiator.

SHOWER ROOM :

Fully tiled shower cubicle with a mixer shower over, washbasin with a mixer tap over, W.C, part tiled walls, radiator.

BATHROOM :

UPVC obscured double glazed window to the rear, panelled bath with a mixer shower over, washbasin with taps over, W.C. part tiled walls, radiator, tiled floor.

EXTERIOR :

Block paved off road parking with the front garden being all low maintenance and laid to decorative chippings. The rear garden is again all low maintenance with a patio seating area.

SINGLE GARAGE :

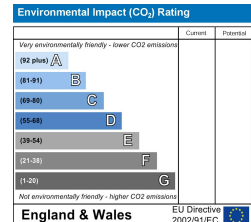
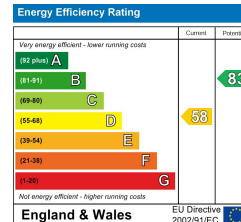
Metal up and over door, power and lighting connected.

SERVICES :

Council Tax Band - C (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

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