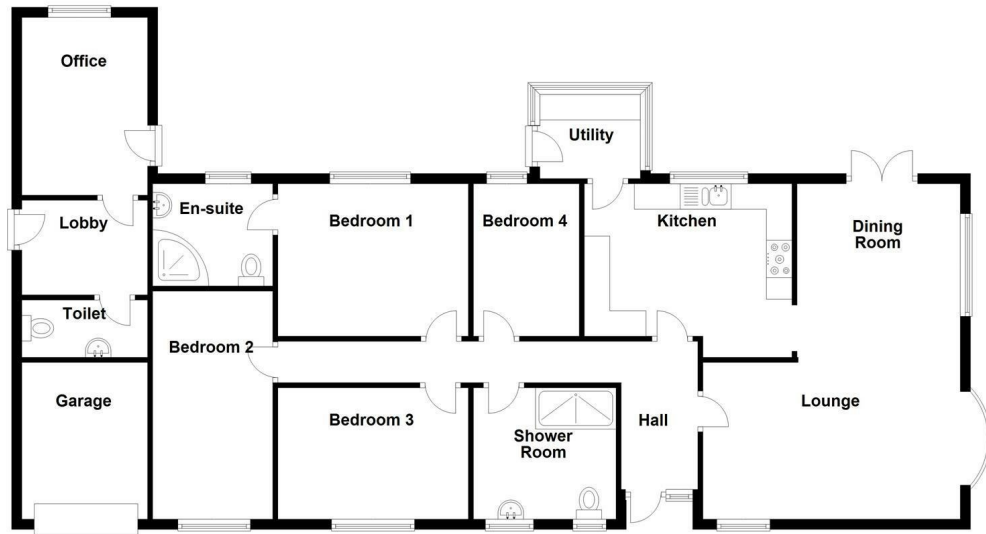


Ground Floor
Approx. 131.8 sq. metres (1419.0 sq. feet)



Total area: approx. 131.8 sq. metres (1419.0 sq. feet)



**Ranville Close, Pinchbeck, Spalding
Lincolnshire PE11 3YD**

Price £325,000 Freehold

Welcome to this charming detached bungalow located in the desirable area of Ranville Close, Pinchbeck, Spalding. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

One of the standout features of this property is the business space with outbuildings, offering endless possibilities for those looking to work from home or pursue a hobby. The addition of solar panels not only helps reduce energy costs but also contributes to a more sustainable lifestyle.

Parking will never be an issue with space for up to four vehicles, making it convenient for both residents and guests. The detached nature of this bungalow provides a sense of privacy and tranquillity, ideal for those seeking a peaceful retreat.

Don't miss the opportunity to make this property your own and enjoy the benefits of comfortable living in a prime location. Contact us today to arrange a viewing and take the first step towards owning your dream home.

8 Bridge Street, Spalding, PE11 1XA

01775 767575

10 West End, Holbeach, PE12 7LW

01406 422907

www.morrissandmennie.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		97
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		66
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

ENTRANCE HALL :

Power points, telephone point, radiator, loft hatch.

DOUBLE ASPECT LOUNGE :

16'6" x 10'2" (5.03m x 3.10m)



UPVC double glazed windows to the front and side, a multi-fuel burner, radiator, power points, TV point, wall lights and an archway leading through to the dining room.

DOUBLE ASPECT DINING ROOM :

11'3" x 10'5" (3.43m x 3.18m)



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

REFITTED KITCHEN :

13'4" x 11'3" (4.06m x 3.43m)



UPVC double glazed window to the rear, UPVC obscured double glazed

door to the utility room, base and eye level units with a work surface over, sink and drainer with a mixer tap over, double Range having a double oven and separate grill with a five burner gas hob and extractor hood over, LED kick-board lighting, radiator, power points, wall mounted gas boiler, space and point for a fridge/freezer.

UTILITY ROOM :

6'3" x 5'5" (1.91m x 1.65m)

UPVC double glazed door to the side, UPVC double glazed windows to the side and rear, base units with a work surface over, space and plumbing for a washing machine, power points.

REFITTED SHOWER ROOM :

9'3" x 8'2" (2.82m x 2.49m)



Two UPVC obscured double glazed windows to the front, fully tiled shower with a built-in mixer shower and a convenient seat, vanity washbasin with taps over and storage cupboards and drawers beneath with a work surface over, W.C with a push button flush, radiator.

BEDROOM ONE :

12'0" x 10'0" (3.66m x 3.05m)

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

EN-SUITE :



UPVC obscured double glazed window to the rear, fully tiled shower cubicle with a built-in mixer shower, vanity washbasin with a mixer tap over and storage cupboards beneath, W.C with a push button flush, radiator, a separate wall mounted heated towel rail and an extractor fan.

BEDROOM TWO :

15'0" x 8'0" (4.57m x 2.44m)

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

BEDROOM THREE :

12'0" x 8'5" (3.66m x 2.57m)

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

BEDROOM FOUR :

10'0" x 6'8" (3.05m x 2.03m)

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

EXTERIOR :



The property has an established hedge to the front and side boundary, with the front garden being laid to lawn and tarmac off-road parking leading to the single garage, which has been part covered to living accommodation. In addition there is a courtesy outside light and an outside tap. The side garden is laid to lawn, with the rear garden being enclosed by mature hedging and panel fencing, with a decking seating area. The rest of the rear garden is then laid to lawn with a summerhouse, a shed, an outside tap and a patio seating area situated behind the garage.

PART-CONVERTED SINGLE GARAGE :

BUSINESS SPACE/OUTBUILDING :

The outbuilding behind the garage has a separate cloakroom and waiting room, along with an office for business use. This area was originally used as a sports massage business, but is ideal for a work from home space, a mini Annex or another small home business venture.

Main Room :

12'4" x 7'7" (3.76m x 2.31m)

UPVC double glazed window to the rear, UPVC obscured double glazed door to the side, multiple power points, worktop, eye level units, skimmed and coved ceiling, power points (some with USB charging) and a door leading through to the waiting room.

Waiting Room :

8'0" x 6'0" (2.44m x 1.83m)

UPVC obscured double glazed door to the side, power points, door through to the cloakroom.

Cloakroom :

Having a W.C with a push button flush, washbasin with taps over and a wall mounted electric heater.

AGENTS NOTES :

Solar Panels & New Windows and Doors - 2018
New Boiler - 2024
New Kitchen
Hive Heating

SERVICES :

Council Tax Band - TBC
Energy Efficiency Rating - TBC (previously 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		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday	9am to 4pm	Saturday	9am to 2pm
Sunday	Closed	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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