



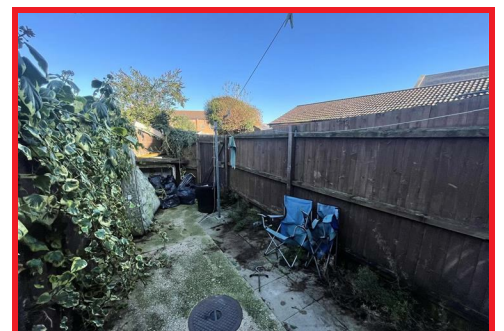
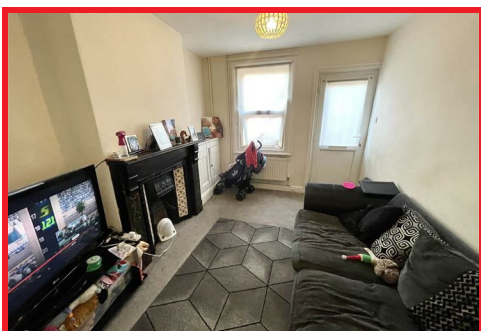
**24 Chapel Lane, Spalding,  
Lincolnshire PE11 1BP**

**Price £120,000 Freehold**

Welcome to Chapel Lane, Spalding - a central location that could be the perfect setting for your new home or investment opportunity. This delightful terraced house boasts 1 reception room, 2 bedrooms, and 1 bathroom, making it an ideal choice for a first-time buyer or someone looking to expand their property portfolio with a rental investment.

The layout of the house provides a comfortable living space, perfect for relaxing with family or entertaining friends. With its prime location and versatile layout, this terraced house presents a fantastic opportunity for those looking to take their first step onto the property ladder or for investors seeking a property with great rental potential.

Don't miss out on the chance to make this house your own and experience the best of what Chapel Lane has to offer. Book a viewing today!



8 Bridge Street, Spalding, PE11 1XA  
**01775 767575**

10 West End, Holbeach, PE12 7LW  
**01406 422907**

Through the front door, into the :-

**LOUNGE :**

12'0" x 9'6" (3.66m x 2.90m)

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

**KITCHEN :**

13'8" x 9'4" (narrowing 6'1") (4.17m x 2.84m (narrowing 1.85m) )

UPVC double glazed window to the rear, base and eye level units with a work surface over, space and point for a freestanding cooker, space and point for a fridge/freezer, space and plumbing for a washing machine, understairs storage cupboard.

**REAR ENTRANCE :**

UPVC obscured double glazed door to the side through to the rear entrance, stairs leading up to the first floor accommodation and a radiator.

**DOWNSTAIRS BATHROOM :**

UPVC obscured double glazed window to the rear, panelled bath with a mixer tap and a mixer tap shower over, pedestal washbasin with taps over, W.C and a radiator.

**LANDING :**

**BEDROOM ONE :**

12'0" x 9'5" (3.66m x 2.87m)

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

**BEDROOM TWO :**

13'5" x 6'0" (4.09m x 1.83m)

UPVC double glazed window to the rear, power points, radiator, airing cupboard with a wall mounted gas boiler.

**EXTERIOR :**

There is a pedestrian rear gate accessing the enclosed rear garden, which benefits from having panel fencing and is then laid to concrete, with a shed.

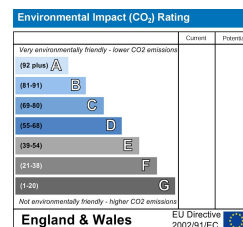
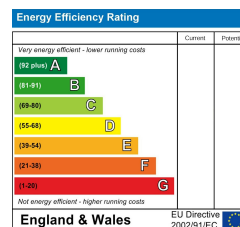
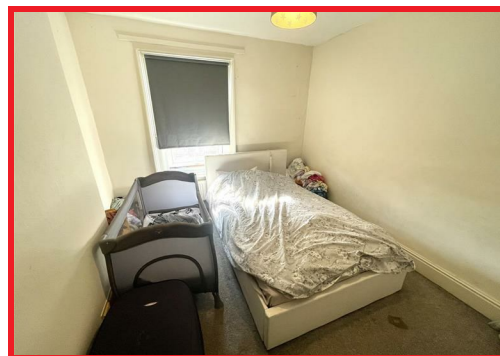
**SERVICES :**

Council Tax Band - A (subject to change)

Energy Efficiency Rating - TBC

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

mortgageoptions

**T.01476 569090**

**www.mortgageoptionsonline.co.uk**