



3 Baxter Gardens, Spalding, Lincolnshire PE11 3YL

Price £245,000 Freehold

Morriss and Mennie Estate Agents are pleased to offer For Sale this NO CHAIN, two double bedroom, one reception room DETACHED BUNGALOW, situated in a popular residential location. The property is within walking distance to Woolram Wygate's local amenities, which include Bus Stop, Convenience Shop and Fish & Chip Shop.

Internally the property boasts a spacious living accommodation with a fantastic OPEN PLAN LOUNGE/DINER to the front aspect. There is a good sized entrance hall with doors arranged off to the refitted kitchen, with a side door opening out to the rear garden. The property comes with two double bedrooms and a three piece shower room, serving both bedrooms.

The property has a vast amount of off-road parking, which then leads to the SINGLE GARAGE. There is side gated access to both sides of the property, with a concrete ramp continuing through the side door to the kitchen on the left hand side. The rear garden is privately enclosed and not overlooked to the rear.

Accommodation comprises of:-

NO CHAIN, Detached Bungalow, Lounge/Diner, Kitchen, Refitted Shower Room, Two Double Bedrooms, Off-Road Parking, Single Garage, Rear Garden, Close to Amenities.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

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

ENTRANCE PORCH :

Through a wooden single glazed door, into the:-

ENTRANCE HALL :

Radiator, power points, telephone point, storage cupboard.

LOUNGE/DINER :

20'3" x 11'9" (6.17m x 3.58m)

UPVC double glazed window to the front, radiator, power points, gas fireplace, TV point.

REFITTED KITCHEN :

10'8" x 9'9" (3.25m x 2.97m)

UPVC double glazed window to the side, UPVC obscured double glazed door to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with an induction hob and extractor hood over, space and point for a free standing fridge/freezer, space and plumbing for a washing machine, splash backs, power points.

REFITTED SHOWER ROOM :

UPVC obscured double glazed window to the side, vanity washbasin with a mixer tap over, W.C with a push button flush all being set in storage cupboards with drawers beneath and a work surface over, tiled splash backs, double shaver point, fully tiled double shower cubicle with an electric mixer shower over, radiator.

BEDROOM ONE :

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

UPVC double glazed window to the rear, radiator, power points, TV point, single built-in wardrobe, airing cupboard.

BEDROOM TWO :

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

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

EXTERIOR :

The property has a good sized frontage providing a good amount of tarmac off-road parking for approximately three vehicles, which in turn leads to the single garage. The rest of the front garden is all low maintenance and is enclosed by shrubs and is laid to decorative chippings. There is pedestrian side gated access to both sides of the property, with the left hand side having a concrete ramp for disabled access and continues on to the kitchen. The rear garden is enclosed by panel fencing and benefits from not being overlooked to the rear, with the rear garden being predominately laid to lawn with mature shrub and flower borders and patio seating areas.

SINGLE GARAGE :

Having a newly installed electric remote controlled garage and a newly installed UPVC double glazed window to the rear.

SERVICES :

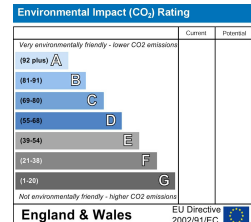
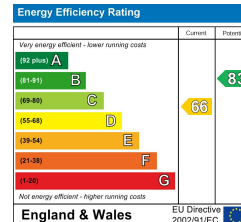
Council Tax Band - C (subject to change)

Energy Efficiency Rating - D

Gas Central Heating

DIRECTIONS :

From our office on Bridge Street proceed along Double Street, turn right onto Albion Street, turn left onto West Elloe, at the traffic lights turn right onto Pinchbeck Road, at the next set of traffic lights go left, proceed over the railway line, take the second right onto Lilburn Drive, turn right onto Baxter Gardens where the property is the second house on the left hand side.



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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