



**14 Oakley Drive, , Spalding
Lincolnshire PE11 2BN**

Price £229,000 Freehold

Welcome to Oakley Drive, Spalding - a charming location that could be the perfect setting for your new home! This detached house offers ample space with 2 reception rooms, 3 bedrooms, and 1 bathroom, providing a cozy and comfortable living environment.

Situated in a peaceful neighbourhood, this property also boasts parking for 2 vehicles, ensuring convenience for you and your guests.

What sets this property apart is its potential for renovation and remodelling. Whether you're looking to add your personal touch or create a modern living space, this house offers a blank canvas for you to unleash your creativity and turn it into your dream home.

Don't miss out on this fantastic opportunity to own a property with great potential in a desirable location. Contact us today to arrange a viewing and start envisioning the possibilities that await you at Oakley Drive!



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 :

With stairs leading up to the first floor accommodation, radiator, power point. telephone point.

LOUNGE :

12'3" x 12'1" (3.73m x 3.68m)

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

DINING ROOM :

11'6" x 9'8" (3.51m x 2.95m)

UPVC double glazed window to the rear, radiator, power points and internal French doors leading through to the lounge. Door through to the:-

KITCHEN :

11'5" x 8'3" (3.48m x 2.51m)

UPVC double glazed window to the rear, base units with a work surface over, sink and drainer with a mixer tap over, space and point for a freestanding cooker, wall mounted gas boiler, tiled splash-backs, power points, radiator, understairs storage cupboard, pantry with shelving with a space and point for a fridge/freezer, internal door leading to a lean-to room.

LEAN-TO :

8'6" x 6'5" (2.59m x 1.96m)

Two wooden single glazed windows to the side and rear, a wooden single glazed door to the rear. Note : room is in need of attention

CLOAKROOM :

W.C Saniflow system with a push button flush, pedestal washbasin with a mixer tap over and tiled splash-backs.

LANDING :

Wooden single glazed window to side and a loft hatch.

BATHROOM :

Wooden obscured single glazed window to the rear, Royal Doulton W.C, pedestal washbasin with taps over, bath with taps over and a radiator.

BEDROOM ONE :

12'8" x 11'0" (3.86m x 3.35m)

Wooden single glazed window to the front with secondary glazing, radiator and power points.

BEDROOM TWO :

11'1" x 11'0" (3.38m x 3.35m)

UPVC double glazed window to the rear, radiator, power point, airing cupboard and a single wardrobe.

BEDROOM THREE :

9'4" x 7'5" (2.84m x 2.26m)

Wooden single glazed window to the front, radiator and a power point.

EXTERIOR :

The front of the property has a decorative brick wall and bespoke rail fencing with panel fencing running along the boundary. There is a laid to lawn area to the front and off-road parking, which could be extended if needed to create further parking for 3 to 4 vehicles and continues to the single garage. The side pedestrian gate accesses the rear garden which is enclosed by panel fencing and is laid to lawn with a patio seating area.

SINGLE GARAGE :

Metal up and over door.

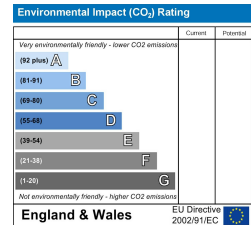
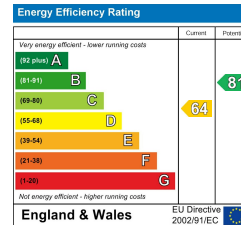
SERVICES :

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

4 Finkin Street | Grantham | NG31 6QZ

T.01476 569090

www.mortgageoptionsonline.co.uk

mortgageoptions