



**21 Derwent Way, , Spalding  
Lincolnshire PE11 3WX**

**Asking Price £215,000 Freehold**

Welcome to this charming property located on Derwent Way in the lovely town of Spalding. This end terrace house boasts a modern feel, perfect for those who appreciate contemporary living.

Upon entering, you are greeted by a separate entrance hall which leads to your separate cloakroom.

There's a separate double aspect lounge, ideal for entertaining guests or simply relaxing with your family. Completing the downstairs accommodation is the bright and airy double aspect integrated kitchen diner with utility room off. The property offers three cosy bedrooms, providing ample space for a growing family or for those in need of a home office. Bedroom 1 has it's on-suite and built in wardrobes.

With two bathrooms, morning routines will be a breeze, ensuring no one is left waiting for their turn. The convenience of having parking for up to four vehicles is a rare find in this area, making it perfect for families with multiple cars or visitors.

Derwent Way is within walking distance of the local primary school. The property's location provides easy access to local amenities, schools, and parks, making it an ideal choice for those looking for convenience and comfort.

Don't miss out on the opportunity to make this house your home. Book a viewing today.



8 Bridge Street, Spalding, PE11 1XA  
01775 767575

10 West End, Holbeach, PE12 7LW  
01406 422907



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

**ENTRANCE HALL :**

Power points, telephone point, radiator, thermostat control, skimmed ceiling.

**CLOAKROOM :**

WC. with a push button flush, pedestal washbasin with a mixer tap over, tiled splash backs, fuse box, radiator.

**DOUBLE ASPECT KITCHEN / DINER**

15'6" x 9'7" (4.72m x 2.92m)

UPVC double glazed window to the front and side, Shaker style base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated double electric oven and grill with a four burner gas hob and extractor hood over, integrated fridge and freezer, integrated dishwasher, tiled splash backs, power points, radiator, skimmed ceiling with inset spotlights.

**UTILITY ROOM :**

6'7" x 5'3" (2.01m x 1.60m)

Base unit with a work surface over, sink and drainer with a mixer tap over, integrated washing machine, power points, skimmed ceiling with inset spotlights.

**DOUBLE ASPECT LOUNGE :**

15'7" x 9'7" (4.75m x 2.92m)

UPVC double glazed window to the side and rear, French doors to the rear, radiator, power points, TV point, telephone point, skimmed ceiling.

**LANDING :**

Radiator, power points, loft hatch, airing cupboard.

**BATHROOM :**

UPVC obscured double glazed window to the side, panelled bath with a mixer tap over and a hand held shower over, WC. with a push button flush, pedestal washbasin with a mixer tap over, wall mounted heated towel rail, skimmed ceiling with inset spotlights, extractor fan.

**BEDROOM ONE :**

11'3" x 8'4" (3.43m x 2.54m)

UPVC double glazed window to the side, built-in wardrobes, radiator, power points, skimmed ceiling.

**EN-SUITE :**

UPVC obscured double glazed window to the side, fully tiled separate shower cubicle with a built-in mixer shower over, WC. with a push button flush, pedestal washbasin with a mixer tap over, wall mounted heated towel rail, skimmed ceiling with inset spotlights, extractor fan, shaver point.

**BEDROOM TWO :**

10'0" 9'1" (3.05m 2.77m)

UPVC double glazed window to the side, radiator, power points, skimmed ceiling.

**BEDROOM THREE :**

7'5" x 7'0" (2.26m x 2.13m)

UPVC double glazed window to the side, radiator, power points, skimmed ceiling.

**EXTERNALLY :**

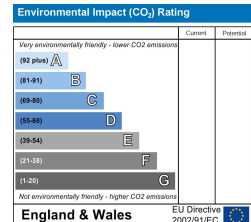
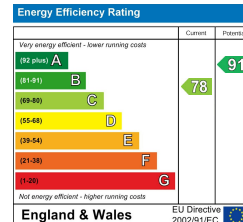
The side of the property has block paved off-road parking for FOUR vehicles and has a storage shed. Leading to the side pedestrian gated access, which then leads to the rear garden which has been landscaped by the current vendor. It's enclosed by brick walls and part panel fencing. There is an extended patio seating area with the rest of the rear garden being laid to lawn.

**SERVICES :**

Council Tax Band - B (subject to change)  
Energy Efficiency Rating - C  
Gas Central Heating

**DIRECTIONS :**

From our Office on Bridge Street, proceed along Double Street, turn right onto Albion Street, at the traffic lights take the left slip road onto West Elloe Avenue and proceed to the traffic lights. At the traffic lights turn right onto Pinchbeck Road, proceed to the next set of traffic lights and turn left onto Woolram Wygate. Proceed along Woolram Wygate then at the next mini roundabout go straight over, then at the following roundabout take the first exit into the Kier Development and then continue onto Derwent Way where the property can be found 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**

4 Finkin Street | Grantham | NG31 6QZ

**T.01476 569090**

**www.mortgageoptionsonline.co.uk**

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