



**2 Johnson Avenue, , Spalding
Lincolnshire PE11 2QE**

Price £185,000 Freehold

Welcome to this mid-terrace house located on Johnson Avenue in the lovely town of Spalding. This delightful property boasts two reception rooms, three cosy bedrooms, and a rare upstairs bathroom, making it stand out from others of its kind.

Built in 1930, this house has a unique character with a double-storey extension that provides extra space for your growing needs. The extended and refitted kitchen breakfast area is perfect for whipping up delicious meals and enjoying them with your loved ones. One of the highlights of this property is the two reception rooms, offering flexibility in how you can utilise the space to suit your lifestyle. Additionally, the large garden with an outbuilding provides a great outdoor area for relaxation or entertaining guests.

Conveniently situated within walking distance to the town centre, you'll have easy access to local amenities, shops, and restaurants. The proximity to primary and secondary schools also makes it an ideal location for families with children.



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.

DOUBLE ASPECT LOUNGE :

15'8" x 11'0" (4.78m x 3.35m)

UPVC double glazed window to the front, UPVC double glazed door to the rear, gas fireplace, radiator, power points.

FAMILY ROOM :

15'7 x 8'2 (4.75m x 2.49m)

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

REFITTED KITCHEN/BREAKFAST :

12'7 x 10'1 (3.84m x 3.07m)

UPVC double glazed sliding patio door to the rear, 2 UPVC double glazed windows to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for a freestanding Range cooker, tiled splash-backs, tiled floor, breakfast bar, integrated dishwasher, integrated wine cooler, power points.

UNDER-STAIRS STORAGE CUPBOARD/PANTRY :

UTILITY ROOM :

12'1 x 5'5 (max) (3.68m x 1.65m (max))

UPVC obscured double glazed windows to the side and rear, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a fridge/freezer, space and point for a fridge and power points.

CLOAKROOM :

UPVC obscured double glazed window to rear, W.C.

LANDING :

Power points.

BEDROOM ONE :

16'1 x 12'0 (narrowing to 9'1) (4.90m x 3.66m (narrowing to 2.77m))

UPVC double glazed windows to the front and rear, radiator, power points and a built-in single wardrobe.

BEDROOM TWO :

11'6 x 8'4 (3.51m x 2.54m)

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

BEDROOM THREE :

8'6 x 7'5 (2.59m x 2.26m)

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

BATHROOM :

10'2 x 7'9 (3.10m x 2.36m)

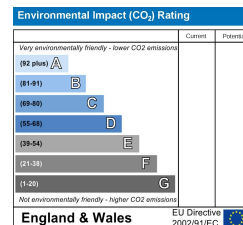
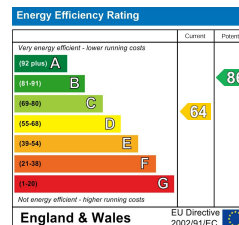
UPVC obscured double glazed windows to the rear and side, a panelled bath with a mixer tap and a mixer tap shower over, washbasin with taps over, W.C with a push button flush and a radiator.

EXTERIOR :

The front of the property has space for off-road parking but the curb will need to be dropped. Gated access via a shared path leads to the rear garden, which is enclosed by panel fencing with some newly installed panels. The first section of the garden is all low maintenance, with the second section being laid to lawn. The property also benefits from having a greenhouse, an outside light and an outside tap. In addition there is an outside brick storeroom, which has power connected and could be used as an outside study if needed.

SERVICES :

- Council Tax Band - A (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.

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EVENING & WEEKEND APPOINTMENTS AVAILABLE

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