



**23 Wedgewood Drive, , Spalding
Lincolnshire PE11 3FJ**

Price £295,000 Freehold

Welcome to this charming detached house located on Wedgewood Drive in the lovely town of Spalding. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms and two bathrooms, there is ample space for everyone to enjoy.

One of the standout features of this property is the parking space available for up to three vehicles, ensuring convenience for you and your family or guests. Situated in a peaceful neighbourhood, this house is an ideal family home, offering a comfortable and welcoming environment.

Located close to local amenities, this property provides easy access to everything you might need, from shops to schools and more. Don't miss the opportunity to make this house your home and enjoy the wonderful lifestyle it has to offer in the heart of Spalding.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

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

ENTRANCE HALL :

Having stairs leading up to the first floor accommodation with an arch-top UPVC double glazed window to the front continuing up the landing, storage cupboard, power points and a telephone point.

CLOAKROOM :

W.C with a push button flush, a wash hand basin with a mixed tap over and tiled splash-backs, radiator.

LOUNGE :

14'2 x 11'2 (4.32m x 3.40m)

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

DINING/FAMILY ROOM :

11'5 x 9'3 (3.48m x 2.82m)

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

KITCHEN :

14'8 x 11'5 (4.47m x 3.48m)

Having two archways leading through to the extended dining room, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner gas hob, space and plumbing for a dishwasher, space and point for an American fridge/freezer, tiled floor, tiled splash-backs, radiator, power points and a telephone point.

UTILITY ROOM :

6'7 x 4'7 (2.01m x 1.40m)

Obscured double glazed door to the side, eye level units, space and plumbing for a washing machine, space and point for a tumble dryer, power points.

EXTENDED DINING ROOM :

13'6 x 11'6 (4.11m x 3.51m)

East facing with UPVC double glazed French doors to the side and rear, UPVC double glazed window to the rear, tiled floor, radiator, power points.

LANDING :

UPVC double glazed window to the front, radiator, power points, airing cupboard and loft hatch.

BATHROOM :

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

BEDROOM ONE :

15'0 x 11'7 (4.57m x 3.53m)

Two UPVC double glazed windows to the rear, radiator, power points, and a telephone point.

EN-SUITE :

Having a separate shower cubicle, a wash hand basin with a mixer tap, W.C with a push button flush and a heated towel rail.

BEDROOM TWO :

11'3 x 10'6 (3.43m x 3.20m)

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

BEDROOM THREE :

9'5 x 8'1 (2.87m x 2.46m)

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

EXTERIOR :

The front garden is laid to lawn with a block paved driveway leading 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.

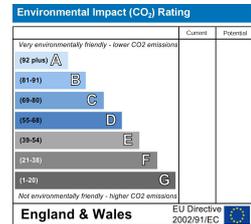
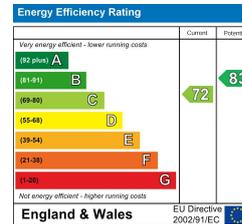
SERVICES :

Council Tax Band - C (subject to change)

Energy Efficiency Rating - C

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

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