



Whitham New Bungalow Lowgate, Gedney Dyke, Spalding Lincolnshire PE12 0BB

Price £169,950 Freehold

** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER **

This modern two bedroom, one reception room DETACHED BUNGALOW is situated on a non-estate plot, offering off-road parking to the front and side of the dwelling, along with a SINGLE GARAGE with a personnel door to the rear garden. The property is in the semi-rural village of Gedney Dyke, being a 10 minute drive to the centre of Holbeach where an array of independent and national amenities can be found, along with having fantastic road links to the A17 connecting you to Norfolk, Lincoln, Boston and Spalding.

Internally the side entrance door opens up to the entrance hall benefiting from a storage cupboard. The lounge spans across the front of the bungalow, with the two bedrooms situated in the middle and rear of the home, with the three piece bathroom suite adjacent. The kitchen is double aspect with a personnel door opening out to the rear garden.

Externally the property has off-road parking leading to the single garage, with side pedestrian access to the low maintenance rear garden.

Accommodation comprises:

Detached Bungalow, Lounge, Kitchen, Two Bedrooms, Three Piece Bathroom Suite, Off-Road Parking, Single Garage, Low Maintenance Rear Garden.



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 HALL :

Radiator, power points, telephone point, airing cupboard.

LOUNGE :

15'1" x 10'8" (4.60m x 3.25m)

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

KITCHEN :

11'7" x 7'0" (3.53m x 2.13m)

UPVC double glazed window to the front, wooden single glazed door to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, electric oven and grill with a four burner electric hob and extractor hood over, space and point for a fridge, slimline integrated dishwasher, breakfast bar, tiled splash backs, radiator, power points.

BATHROOM :

UPVC obscured double glazed window to the rear, panelled bath with a mixer tap and a mixer tap shower over, vanity washbasin with a mixer tap over and storage cupboards beneath, W.C with a push button flush, radiator, half-height tiled walls, tiled floor, extractor fan.

BEDROOM ONE :

11'1" x 10'0" (max) (3.38m x 3.05m (max))

UPVC double glazed window to the side, loft hatch, radiator, power points, telephone point.

BEDROOM TWO :

9'4" x 8'0" (2.84m x 2.44m)

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

EXTERIOR :

The outside of the property has a low level brick wall and a concrete area, with the rest then being laid to gravel. The concrete driveway leads to the single garage, with the side gated pedestrian access opening up to the rear garden, which is enclosed by panel fencing and is all low maintenance being laid to decorative chippings, with a shed, and oil tank.

SINGLE GARAGE :

17'42 x 7'6" (5.18m x 2.29m)

Having a wooden pedestrian door from the rear garden, a metal up and over garage door, space and plumbing for a washing machine, space and point for a tumble dryer, power points, wall mounted boiler.

AGENTS NOTES :

The property is currently tenanted and can be sold to an investor.

The images have been taken by the vendor to respect the privacy of the tenant in-situ. The rooms are bigger than the images would suggest.

SERVICES :

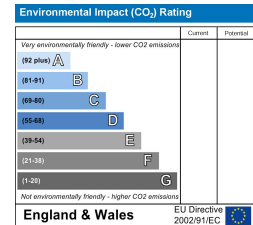
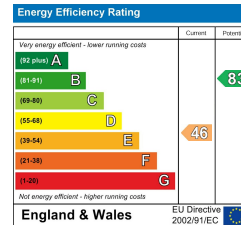
Council Tax Band - B (subject to change)

Energy Efficiency Rating - E

Oil Heating

DIRECTIONS :

From our office on West End at the traffic lights turn left onto Boston Road South, at the roundabout take the third exit onto the A17 continuing past the Farm Shops, then turn left onto Low Gate staying on this road continuing onto Roman Bank heading into Gedney Dyke turning right onto Low Gate 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.

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EVENING & WEEKEND APPOINTMENTS AVAILABLE

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