



**156 High Road, Whaplode, Spalding
Lincolnshire PE12 6TJ**

Price £285,000 Freehold

~ NO CHAIN ~

DETACHED BUNGALOW, offering three bedrooms and three reception rooms.

Internally the property has a spacious entrance hall with doors arranged off to the lounge and kitchen/diner with its adjacent utility room and walk-in pantry. Then continuing through the property with its separate cloakroom and a door through to the rear conservatory. The bungalow comes complete with three bedrooms, with bedroom one benefiting from a three-piece en-suite; with the four piece bathroom then serving the two remaining bedrooms. Completing the bungalow is the second conservatory to the side of the dwelling, with its French doors opening out to the side garden.

Externally the property has off-road parking and an integral single garage, where the wall mounted gas boiler can be found. There are side pedestrian gates to either side of the bungalow, with both leading to the enclosed side and rear gardens.

The bungalow is within walking distance of the local Co-Op, independent Convenience Shop, and the local Bus Stop with routes to Spalding and Norfolk. The property benefits from having fantastic road links to the A17 with connections to Norfolk, Spalding, Boston and Lincoln.. Holbeach town centre is then just a 5 minute drive away, where all the major amenities can be found.



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 PORCH :

UPVC double glazed windows to the front, tiled floor and a wall light. Then through the original obscured double glazed front door, into the:-

ENTRANCE HALL :

Radiator, power points, airing cupboard, loft access with pull down ladder.

LOUNGE :

16'1" x 11'7" (4.90m x 3.53m)

UPVC double glazed window to the front, radiator, power points, TV point, wall lights, gas fire.

KITCHEN/DINER :

11'3" x 9'0" (3.43m x 2.74m)

UPVC double glazed window to the rear through to the conservatory, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for a freestanding cooker. tiled splash-backs, radiator, power points, TV point, tiled floor.

UTILITY ROOM :

8'7" x 5'7" (2.62m x 1.70m)

UPVC double glazed window and obscured double glazed door to the rear, space and plumbing for a washing machine, space and point for a fridge/freezer, radiator, power points, tiled walls and floor, pantry with shelving.

CLOAKROOM :

W.C and a wash hand basin with taps over.

REAR CONSERVATORY :

27'6" x 6'4" (8.38m x 1.93m)

UPVC construction with two UPVC double glazed patio doors opening out to the garden, power points.

BEDROOM TWO :

11'6" x 11'6" (3.51m x 3.51m)

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

BEDROOM THREE/DINING ROOM :

11'5" x 8'1" (3.48m x 2.46m)

UPVC double glazed French doors to the side and opening onto the conservatory, radiator and power points.

SIDE CONSERVATORY :

12'5" x 11'2" (3.78m x 3.40m)

Of brick and UPVC construction with UPVC double glazed French doors opening to the side, power points.

BEDROOM ONE :

11'1" x 9'8" (3.38m x 2.95m)

UPVC double glazed window to the side, radiator, power points, internal French doors to the en-suite bathroom.

EN-SUITE :

9'7" x 6" (2.92m x 1.83m)

UPVC obscured double glazed window to the rear, panelled bath with a mixer tap and a mixer tap shower over, pedestal washbasin with a mixer tap over, W.C, radiator, double shaver point, tiled walls.

FOUR PIECE BATHROOM SUITE :

UPVC obscured double glazed window to the rear panelled bath with a mixer tap, pedestal washbasin with a mixer tap over, W.C with a push button flush, fully tiled shower cubicle with an electric mixer shower, shaver point, fully tiled walls, radiator.

EXTERIOR :

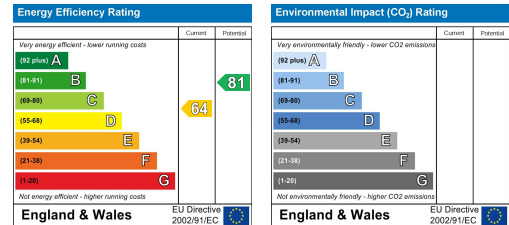
The property is enclosed by a mature laurel hedge to the front, with gravel off-road parking providing space for 3-4 vehicles and leads to the integral single garage. There is side gated access to both sides of the property, with the right leading to the side garden. The side garden is enclosed by a mixture of laurel hedging, picket and panel fencing; it is then laid to lawn with a further gate leading to the rear garden. The rear garden is enclosed by panel fencing and is half laid to lawn and half laid to patio paving.

INTEGRAL SINGLE GARAGE :

Up and over door.

SERVICES :

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



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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INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

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