



**5 St. Lamberts Grove, Weston, Spalding
Lincolnshire PE12 6WD
Price £299,950 Freehold**

Welcome to St. Lamberts Grove, a charming village location in Weston, Spalding! This delightful detached bungalow offers not only a convenient setting but also a comfortable living space for you to call home.

As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space to unwind and rest. The property boasts two well-appointed bathrooms, ensuring convenience and comfort. The lowered kitchen units are a thoughtful addition, providing easier access and making daily tasks a breeze.

The property provides off-road parking and a single garage, with low maintenance front and rear gardens; ideal for those who appreciate a beautiful outdoor space without the hassle of extensive upkeep.

Don't miss out on the opportunity to make this lovely bungalow your own. Embrace village living at its finest and enjoy the tranquillity that St. Lamberts Grove has to offer.



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 :

Having a radiator, power points, telephone point, loft access, airing cupboard and a storage cupboard.

DOUBLE ASPECT LOUNGE :

14'8" x 11'8" (4.47m x 3.56m)

UPVC double glazed window to the side, UPVC double glazed patio door to the conservatory, radiator, power points, TV point, air-conditioning unit.

CONSERVATORY :

11'2" x 10'3" (3.40m x 3.12m)

Of brick and UPVC construction with UPVC double glazed French doors to the side, power points, tiled floor, ceiling fan and light.

REFITTED KITCHEN/BREAKFAST :

10'9" x 10'1" (3.28m x 3.07m)

UPVC double glazed window to the rear, lowered units for inclusive accessibility, Shaker style base and eye level units with a work surface over, sink and drainer with a mixer tap, integrated electric Neff oven and grill, larder cupboard with inset shelving, breakfast bar, tiled splash-back's, four burner Neff gas hob with a Neff extractor hood over, power points.

UTILITY ROOM :

8'5" x 7'5" (2.57m x 2.26m)

UPVC double glazed windows to the side and rear, UPVC obscured double glazed door to the side, base units with a work surface over, sink and drainer with a mixer tap, space and plumbing for a washing machine, space and point for a fridge/freezer, tiled splash-back's, radiator and power points.

BEDROOM ONE :

12'6" x 11'7" (into the bay) (3.81m x 3.53m (into the bay))

UPVC double glazed bay window to the front, radiator, power points, fitted bedside tables, fitted dressing table, power points.

EN-SUITE :

Fully tiled shower cubicle with an electric mixer shower, pedestal washbasin taps over, W.C with a push button flush, shaver point, extractor fan, radiator.

BEDROOM TWO :

12'3" x 11'8" (3.73m x 3.56m)

UPVC double glazed window to the front, fitted bedroom furniture with fitted wardrobes, cupboards and bedside tables, radiator and power points.

REFITTED SHOWER ROOM :

UPVC obscured double glazed window to the side, fully tiled shower cubicle with an electric mixer shower, storage unit with a work surface over, pedestal washbasin with a mixer tap, W.C with a push button flush, shaver point, half-height tiled walls, radiator, tiled floor, inset spotlights and an extractor fan.

BEDROOM THREE :

10'3" x 8'0" (3.12m x 2.44m)

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

EXTERIOR :

The property offers a low maintenance front garden with a storm porch and courtesy lighting. A paved driveway leads to the integral single garage, with the off-road parking having the potential to be extended if needed. The side pedestrian gate accesses the rear garden, where there is a concrete ramp leading to your side personnel door to the utility room. The rear garden has been landscaped and is again all low maintenance, being half laid to patio paving with the rest to decorative chipping and gravel. In addition there are outside power points, an outside tap, an air-conditioning unit and a patio seating area to the far side of the bungalow.

SINGLE GARAGE :

Up and over door.

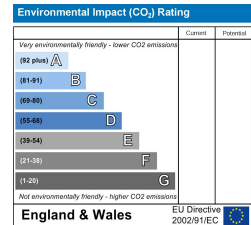
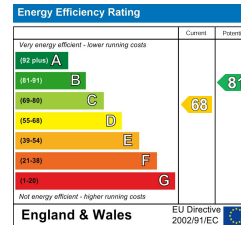
SERVICES :

Council Tax Band - D (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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EVENING & WEEKEND APPOINTMENTS AVAILABLE

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