



10 Marriots Gate, Spalding, PE12 9HN

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Substantial detached bungalow
- Three well balanced bedrooms
- Two bathrooms
- Light and airy living room
- Well equipped kitchen
- Separate dining room
- Lovely conservatory
- Ample off road parking
- EPC Rating E
- Freehold

£315,000





Lovely three-bedroom detached bungalow situated in a prime location of the popular town of Spalding, close to local amenities. The property benefits from two reception rooms, conservatory, modern kitchen, three well balanced bedrooms, two bathrooms, ample off-road parking and low maintenance rear garden.

On entering this charming bungalow, you are greeted by a spacious entrance hall which offers great flow around the property, by connecting the living room, bathroom, a bedroom and dining room. The light and airy living room has ample space and double doors which open into the well-equipped kitchen with an array of modern units. A utility room is located just off the back off the kitchen offering great storage space. The dining room offers a versatile living space with double doors opening into the sun lit conservatory. All three bedrooms are well balanced doubles, two of which have built in wardrobes and bedroom one has its own three-piece en suite shower room.



Outside to the front is a gravel driveway offering ample off-road parking and access to the single garage and workshop. An inset footpath leads to the front door accompanied by well-maintained lawns and mature borders. The rear garden is fully enclosed, private and low maintenance mainly patio seating areas.



Entrance hall

Living room 4.00m x 3.65m (13'1" x 12'0")

Kitchen 3.65m x 2.91m (12'0" x 9'6")

Utility room 4.20m x 2.25m (13'10" x 7'5")



Bathroom 2.30m x 2.10m (7'6" x 6'11")

Dining room 3.40m x 3.15m (11'2" x 10'4")

Conservatory 2.70m x 2.15m (8'11" x 7'1")

Bedroom one 2.80m x 2.80m (9'2" x 9'2")

En suite 2.25m x 1.10m (7'5" x 3'7")

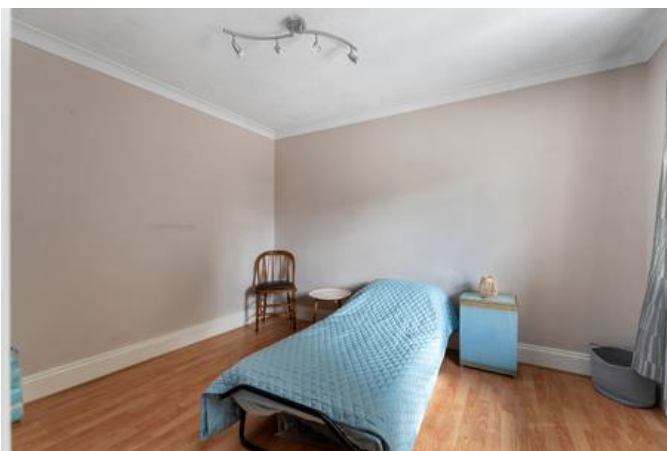


Bedroom two 3.91m x 3.60m (12'10" x 11'10")

Bedroom three 3.60m x 3.10m (11'10" x 10'2")

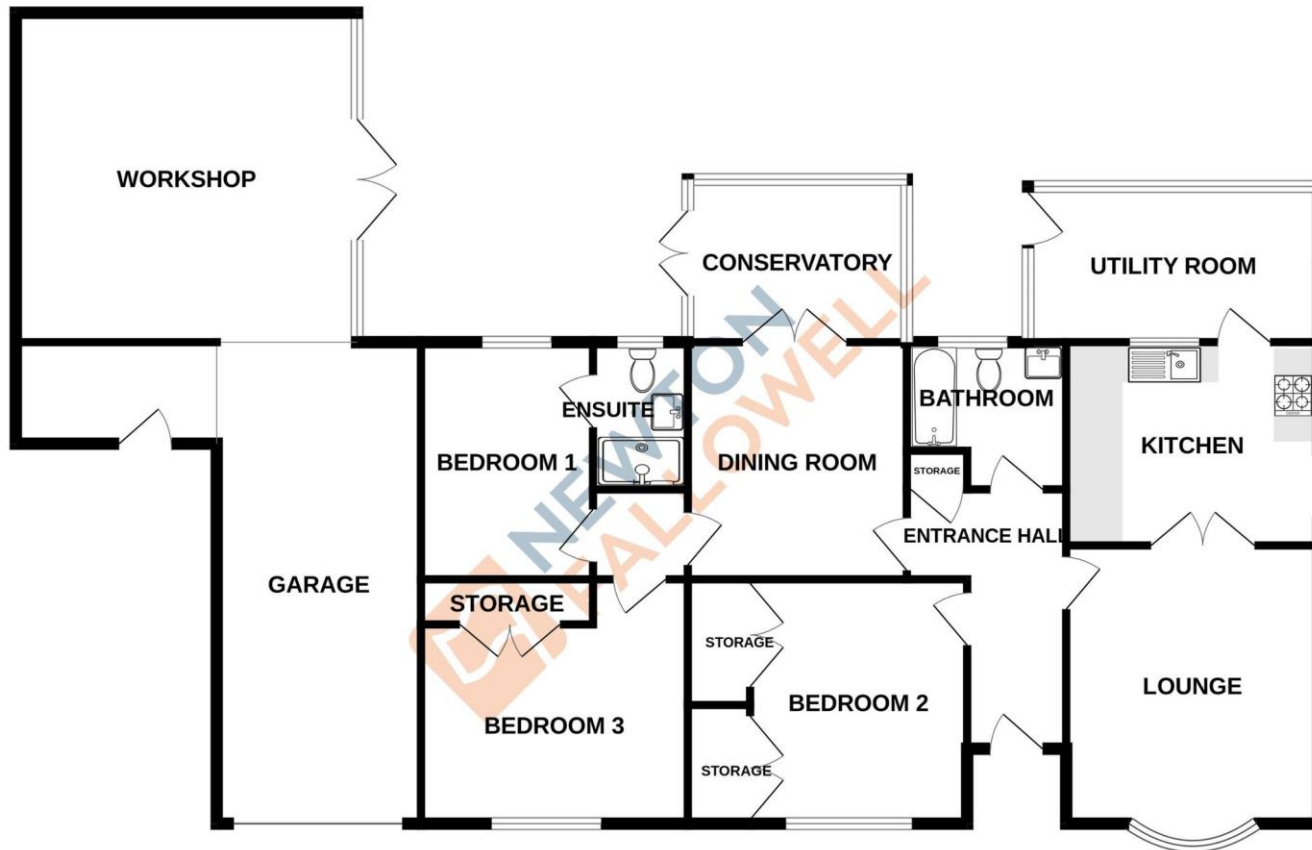
Garage 5.82m x 5.45m (19'1" x 17'11")

Work shop 4.85m x 4.75m (15'11" x 15'7")





GROUND FLOOR
1677 sq.ft. (155.8 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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