



**97 Pennygate, , Spalding
Lincolnshire PE11 1NN**

Price £180,000 Freehold

**** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS DECEPTIVELY SPACIOUS SEMI-DETACHED FAMILY HOME ****

Morriss and Mennie Estate Agents are pleased to offer For Sale this SEMI-DETACHED HOUSE, benefiting from a modern interior and three bedrooms. The property is ideally situated close to a local convenience shop, primary school and playing green.

Internally the property boast two separate reception rooms, with a modern kitchen and wet room adjacent. To the first floor, the stairs, landing and bedrooms have all had newly laid carpets. In addition bedroom three comes with it's own en-suite, with bedrooms one and two being of generous proportions.

Outside the property comes with off-road parking, with a side gate leading to the enclosed courtyard, which then continues on to a workshop and a separate rear garden.

The property is within easy walking distance to a local primary school and two convenience shops, with Spalding Town Centre being a 15 minute walk or a 2 minute drive.



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 :

Stairs leading up to the first floor accommodation,

LOUNGE :

13'0" (max) x 11'5" (max) (3.96m (max) x 3.48m (max))

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

DINING/FAMILY ROOM :

12'0" x 11'6" (3.66m x 3.51m)

UPVC double glaze window to the rear, radiator, power points, under stairs storage, thermostat control, telephone point and picture rail.

KITCHEN :

11'4" x 7'2" (3.45m x 2.18m)

UPVC double glazed windows to the side, UPVC obscured double glazed door to the side, 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 electric hob, tiled splash backs, tiled floor, space and plumbing for a washing machine, space and point for a fridge.

DOWNSTAIRS WET ROOM :

UPVC obscured double glazed window to the side, wash hand basin with taps over and tiled splash backs, W.C with a push button flush. wet room with an electric mixer shower and radiator.

BEDROOM ONE :

11'6" x 11'2" (3.51m x 3.40m)

UPVC double glaze window to the front, radiator, newly laid carpet and power points.

LANDING :

Radiator, loft hatch,

Note : stairs and landing have newly laid carpet

BEDROOM TWO :

12'0" x 8'5" (3.66m x 2.57m)

UPVC double glazed window to the rear, radiator, power points, picture rail and storage cupboard.

BEDROOM THREE :

9'7" x 7'0" (2.92m x 2.13m)

UPVC double glaze window to the side, radiator, power points, newly laid carpet.

EN-SUITE :

and the ensuite to bedroom three is a UPVC obscured double glazed window to the rear panel bath with taps over pedestal wash basin taps over WC with pushbutton flush radiator and airing cupboard which house is the wall mounted gas boiler

EXTERIOR :

The outside is a gravelled front garden with low-level brick wall, off-road parking To the front and side and go to the side gate to the enclosed courtyard garden Where there is a storage shed Laid to patio you can continue to the rear garden which is enclosed by panel fencing there is a patio seating area and it's laid to lawn

SERVICES :

Council Tax Band - A (subject to change)

Energy Efficiency Rating - TBC

Mains

Water

Gas Central Heating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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