



**186 Pennygate, , Spalding
Lincolnshire PE11 1LT
Price £174,950 Freehold**

~ NO CHAIN ~

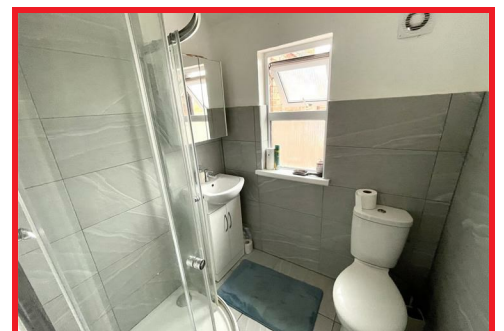
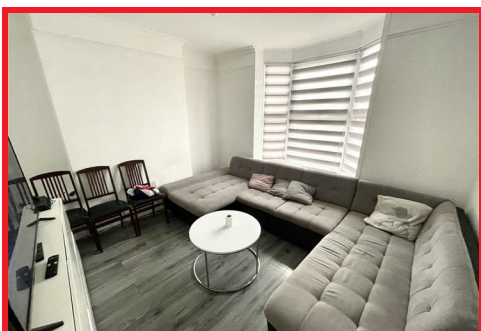
Morriss and Mennie Estate Agents are pleased to offer For Sale this recently renovated three bedroom, three reception SEMI-DETACHED HOUSE.

The property has been owned for two years, with the current vendors having installed a new kitchen, decorated throughout, added new flooring, installed a new downstairs bathroom, refitted the upstairs shower room and installed a new boiler; making this a 'turn-key' property for the new owner.

Internally there is a bay fronted lounge with a separate double aspect dining/family room to the middle of the property. Then continuing on to the separate study, with its adjacent downstairs bathroom and the refitted modern kitchen with a personnel door opening out to the rear garden. The first floor landing has doors arranged off to three good size bedrooms and the refitted three-piece shower room.

The property offers off-road parking with side gated pedestrian access to the private and enclosed rear garden.

The property is within walking distance of Pennygate's Primary School, local Convenience Shop and Playing Field. The property is also within walking distance of a Spar convenience shop and local Butchers, with the town centre then being a 2-3 minute drive 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 side door, into the:-

ENTRANCE HALL :

Stairs leading off to the first floor accommodation.

BAY FRONTED LOUNGE :

12'6" x 11'0" (3.81m x 3.35m)

Bay fronted window, radiator, power points.

KITCHEN :

15'4" x 7'7" (4.67m x 2.31m)

UPVC double glazed window and doors 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 and extractor hood over, space and point for a fridge/freezer, space and plumbing for a washing machine, radiator and power points.

DINING/FAMILY ROOM :

12'5" x 11'0" (3.78m x 3.35m)

UPVC double glazed windows to the side and rear, radiator, power points, understairs storage cupboard.

STUDY :

8'0" x 7'3" (2.44m x 2.21m)

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

DOWNSTAIRS BATHROOM :

UPVC obscured double glazed window to the side, panel bath with a telephone style mixer tap and a handheld shower over, W.C with a push button flush, wash hand basin with a mixer tap and storage cupboards beneath.

LANDING :

Power points, loft hatch.

BEDROOM ONE :

12'6" x 11'0" (3.81m x 3.35m)

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

BEDROOM TWO :

12'3" x 9'8" (3.73m x 2.95m)

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

BEDROOM THREE :

8'4" x 8'0" (2.54m x 2.44m)

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

SHOWER ROOM :

UPVC obscured double glazed window to the side, W.C with a push button flush, vanity wash basin with a mixer tap over and storage cupboards beneath, fully tiled shower cubicle with a built-in mixer shower over, wall mounted heated towel rail.

EXTERIOR :

The property has concrete off-road parking, with side gated pedestrian access leading through to the rear garden. The rear garden is enclosed by panel fencing with new fencing to the left and a seating area.

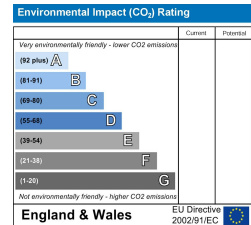
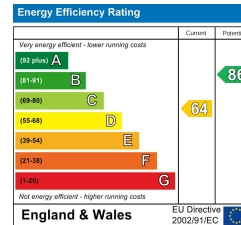
SERVICES :

Council Tax Band - A (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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