



**195 Pennygate, , Spalding
Lincolnshire PE11 1LX**

Price £235,000 Freehold

Situated in Pennygate, Spalding this semi-detached house boasts two reception rooms, and three bedrooms, providing plenty of room for the whole family to unwind.

Step inside to discover a deceptively spacious interior, with an extension that creates a stunning 36ft wide principal bedroom complete with dressing area. The property also boasts two separate reception rooms and an open plan kitchen/diner, ideal for both everyday living and hosting guests. In addition the property features a well-maintained bathroom, ensuring convenience and comfort for all residents.

Parking woes will be a thing of the past with space for up to six vehicles, with the tandem carport providing convenience for busy household.

Furthermore, the beautifully landscaped rear garden provides a tranquil escape from the hustle and bustle of daily life, perfect for hosting summer barbecues.

One of the standout features of this property is its prime location within walking distance of two Primary Schools, perfect for families with young children. For commuters or those looking to explore the town, Spalding town centre is just a stone's throw away, offering a variety of amenities and easy access to the Spalding train and bus stations.



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:-

DOUBLE ASPECT FAMILY ROOM :

14'0" x 10' 0" (not inc stairs) (4.27m x 3.05m '0.00m (not inc stairs))

UPVC double glazed windows to the front and side, stairs to the first floor accommodation, radiator, power points, skimmed and covered ceiling.

LOUNGE :

17'0" x 13'4" (5.18m x 4.06m)

UPVC double glazed window to the side, radiator, power points, skimmed and covered ceiling, fuse box.

KITCHEN/DINER :

21'8" x 9'9" (6.60m x 2.97m)

Double glazed patio door to the conservatory, internal door to the side entrance, 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 gas hob and extractor hood, space and plumbing for a dishwasher, space and point for an American fridge/freezer, tiled floor, tiled splash-back's, radiator, power points, floating ceiling with inset spotlights over the dining area.

CONSERVATORY :

13'4" x 9'7" (4.06m x 2.92m)

Of brick and UPVC construction with UPVC double glazed French doors opening out to the rear garden, tiled floor, power points and wall lights.

SIDE ENTRANCE :

UPVC obscured double glazed door to the side to the enclosed carport.

DOWNSTAIRS BATHROOM :

UPVC obscured double glazed window to the side, panelled bath with a mixer tap and a mixer tap shower over, W.C, pedestal washbasin with taps over, tiled floor.

UTILITY ROOM :

10'0" x 5'7" (3.05m x 1.70m)

UPVC double glazed window to the rear, eye level units, radiator, power points, space and plumbing for a washing machine.

LANDING :

UPVC double glazed window to the side, loft hatch and power points.

PRINCIPLE BEDROOM & DRESSING AREA :

36'0" x 16'1" (max) (10.97m'0.00m x 4.90m (max))

UPVC double glazed window to the rear, loft hatch, radiator, wall lights and power points.

BEDROOM TWO :

14'0" x 10'4" (4.27m x 3.15m)

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

UPSTAIRS CLOAKROOM (Bed 2)

UPVC obscured double glazed window to the side, W.C with a push button flush, vanity washbasin with a mixer tap over and double storage drawers beneath, tiled splash-back's and tiled floor.

BEDROOM THREE :

10'5" x 7'7" (3.18m x 2.31m)

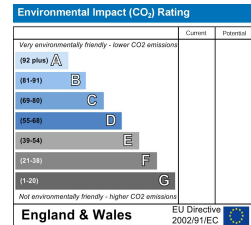
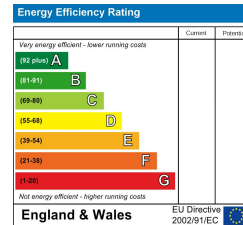
UPVC double glazed window to the side, radiator and power points.

EXTERIOR :

The front of the property has newly laid gravel providing off-road parking for three cars, with a double wooden gate opening up for further off-road parking via the tandem carport. A pedestrian gate opens up to the rear garden where there is a patio seating area, an outside tap and an outside light. The garden has a laid to lawn area, a decking seating area and is then enclosed by panel fencing.

SERVICES :

Council Tax Band - C (subject to change)
Energy Efficiency Rating - TBC (previously a 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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