



BRADLEY JAMES

ESTATE AGENTS



66 Pennygate, Spalding, Lincolnshire, PE11 1NN

Asking price £247,500

- RENOVATED IN THE LAST 3 YEARS
- RE FITTED UTILITY ROOM WITH INTEGRATED APPLIANCES
- 3 BEDROOMS WITH FITTED BEDROOM FURNITURE
- RE FITTED UPSTAIRS BATHROOM
- WALKING DISTANCE TO 3 PRIMARY SCHOOLS
- STUNNING INTEGRATED KITCHEN WITH CENTRAL ISLAND AND QUARTZ WORKTOPS
- DOWNSTAIRS SHOWER ROOM AND STUDY AREA
- RE FITTED CENTRAL HEATING SYSTEM AND FULLY RE WIRED
- OFF ROAD PARKING AND SINGLE GARAGE
- GOOD SIZED REAR GARDEN

66 Pennygate, Spalding PE11 1NN

Nestled in the charming market town of, Spalding, this stunning detached family home, built in the late 1930s, offers a perfect blend of modern living and classic charm. The property has been meticulously renovated by the current owners over the past three years, showcasing a high standard of finish throughout. It's been fully re-wired, new central heating, new kitchen, new bathroom, new utility room, new shower room, new cloakroom, new windows and doors, garden has been cleared and landscaped and the ceilings have been lowered and 150mm of Rockwall insulation added.

As you enter, you are welcomed into a spacious hallway which leads to a modern bay-fronted lounge, ideal for cosy evenings with family and friends. The heart of the home is undoubtedly the exquisite kitchen, featuring a central island, integrated appliances, and French doors that seamlessly connect the indoor space to the generous rear garden. This area is perfect for entertaining or simply enjoying the outdoors.

The ground floor also boasts a cosy study area, providing a quiet space for work or study, alongside a utility room that mirrors the kitchen's stylish design. A re-fitted downstairs shower room and cloakroom add to the convenience of this well-thought-out layout.

Upstairs, the modern aesthetic continues with three well-proportioned bedrooms, two equipped with fitted furniture, ensuring ample storage. The re-fitted bathroom suite completes this level, offering a tranquil space for relaxation.

Outside, the property benefits from a generous rear garden, off road parking, which lead to your detached single garage. The home is conveniently located within walking distance of three local primary schools, making it an ideal choice for families. Additionally, the town centre is nearby, providing a wealth of amenities, including shops, restaurant's and excellent transport links via bus and train.

This remarkable home is a true gem, offering a perfect setting for family life in a vibrant community



Council Tax Band: C



Entrance Hall

You go through the Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, skimmed ceiling with inset spotlights and a storage cupboard

Lounge

12'0 x 11'7

Has a UPVC double glaze window to the front, radiator power points, skimmed ceiling within spotlights

Inner hall and Study

Then you go through into an in a hall which leads through to a study with UPVC double glazed window to the side, work top, radiator in inner hallway and power points and telephone line

Kitchen

19'2 x 11'3

The kitchen diner has UPVC double glazed French doors to the rear and the UPVC double glazed window to the side, there's a high spec refitted kitchen with handle less base and eyelevel units with quartz worksurface. A sink with mixer tap over, integrated two separate single oven with turbo grill's, integrated microwave oven, integrated full length fridge, integrated full length freezer, induction hob, vertical wall mounted radiator, breakfast island with storage, skimmed ceiling with inset spotlights, integrated speakers in the ceiling

Utility Room

7'3 x 5'0

There's a UPVC obscured double glazed door to the rear, vertical wall mounted radiator, skimmed ceiling with inset spotlights, the utility room with a UPVC double glazed window to the side has been refitted and has handle less base units with quartz worksurface over, sink and drainer with mix mixer tap over, power points some with USB charging point, radiator and integrated washing machine and integrated dishwasher

Cloakroom

separate cloakroom with a UPVC obscured double glazed window to the side WC with pushbutton and flush and a wall mounted heated towel rail

Shower Room

separate downstairs shower room which has a separate shower which is fully tiled with a built-in mixer shower and inset shelving, fully tiled walls and a separate boiler room with a wall mounted a boiler and tumble dryer which is staying.

Landing

Onto the landing, there's a UPVC double glaze window to the side loft hatch with the loft being part boarded UPVC double glaze window to the side

Bathroom

8'2 x 7'4

refitted bathroom has the UPVC obscured double glazed window to the side, a panel bath with mix taps over, vanity wash basin with mixer tap over and storage cupboard beneath, WC with pushbutton and flush, wall mounted medicine cabinet with mirrored front and wall mounted heated towel rail

Bedroom 1

11'5 x 11'3

Bedroom 1 11'5 x 11'3 into the built-in wardrobes and there is a UPVC double-glazed window to the rear, built-in wardrobe, radiator power points and skimmed ceiling with inset spotlights

Bedroom 2

12'0 x 11'6

Bedroom 2 12'0 x 11'6 There's a UPVC double glazed window to the front, there's built-in wardrobes, radiator, power points some with USB charging points and skimmed sailing with inset spotlights

Bedroom 3

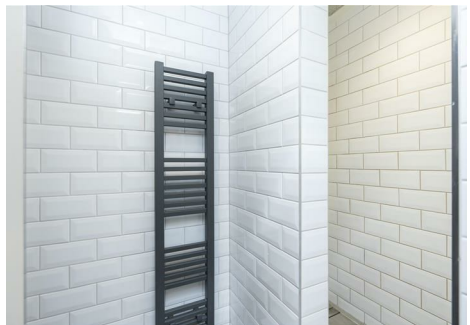
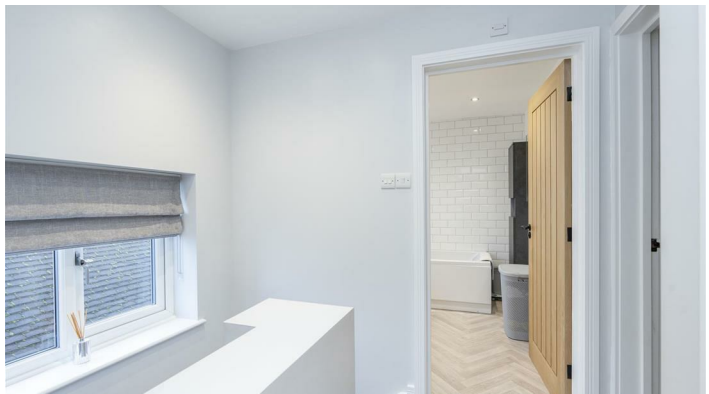
8'1 x 6'7

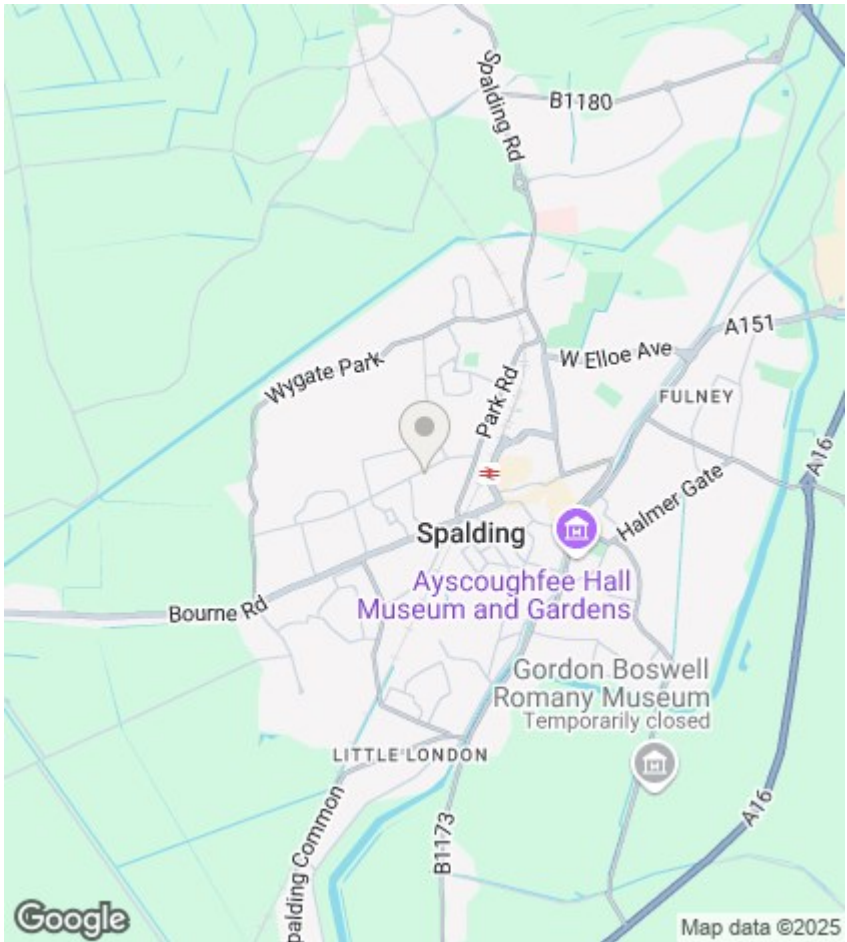
Bedroom 3 is 8'1 x 6'7 with a UPVC double glazed window to the front, radiator, power points some with USB charging points, solid oak desk & shelves, skimmed ceiling with inset spot lights

Outside

To the outside the garage is brick built with a new roof, 15'4 x 9'0 it has wooden double doors to the front and a personal door going into the rear garden. The rear garden is enclosed by panel fencing to the sides and shrubs and wire fence to the rear. It is predominantly laid to lawn and has a patio seating area, outside lights and outside power points and outside tap. To the front there is off road parking to the front and side of the house which leads to your single garage. The property comes complete with full alarm system with pet sensor controls.







Directions

Viewings

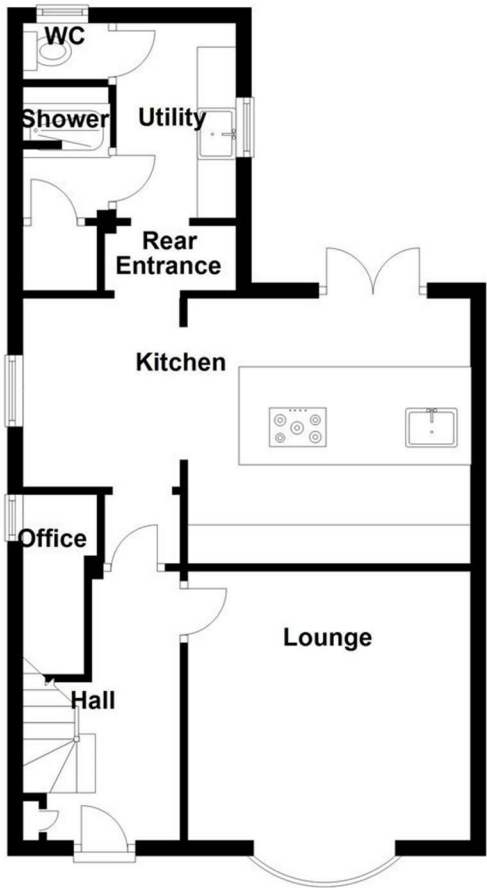
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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	

Approx. 50.2 sq. metres (539.9 sq. feet)



First Floor
Approx. 40.6 sq. metres (436.7 sq. feet)

