



BRADLEY JAMES

ESTATE AGENTS



**129 Pennygate, Spalding, Lincolnshire, PE11 1NW**

**Asking price £275,000**

- OPEN PLAN KITCHEN DINER, SNUG
- MODERN WINDOWS AND DOORS
- CLOAKROOM/UTILITY ROOM
- GENEROUS PLOT
- 10-15 MINUTE WALK TO TRAIN STATION
- BAY FRONTED LOUNGE WITH MULTI FUEL BURNER
- CHARACTER FEATURES
- BATHROOM WITH MULTI JET BATH
- WALKING DISTANCE TO SHOPS AND PRIMARY SCHOOL

# 129 Pennygate, Spalding PE11 1NW

Nestled in the charming area of Pennygate, Spalding, this delightful older-style character family home is now available for sale through Bradley James. The property boasts a stunning open-plan kitchen diner snug at the rear, which is bathed in natural light thanks to its triple aspect design and features elegant French doors that lead out to the inviting rear garden.

Upon entering, you are greeted by a beautiful entrance hall that showcases original features, setting the tone for the rest of the home. The cloakroom and utility room provide practical convenience, while the lounge, complete with a multi-fuel burner and a bay window, offers a cosy retreat for relaxation.

The first floor comprises three well-proportioned bedrooms, two of which are generous doubles, ensuring ample space for family living. The upstairs bathroom is a true sanctuary, featuring a multi-jet bath perfect for unwinding after a long day.

Throughout the property, you will find quality fittings, including modern windows and doors, as well as high-end radiators that enhance the character of the home.

Outside, the property is set on an enviable plot with plenty of off-road parking. The rear garden is a delightful space, featuring an extended patio seating area, a trampoline area, and a well-maintained lawn that leads to a shed equipped with a log burner, perfect for those chilly evenings.

Conveniently located within walking distance to local amenities, including a shop, butcher, and primary school, this home is also just a ten-minute stroll from the town centre, where you will find a variety of restaurants, shops, and a train station. Additionally, the Springfields Garden Outlet Centre is a mere ten-minute drive away, and the property benefits from excellent road links to Peterborough, Stamford, Norfolk, and Lincoln. This charming home is a perfect blend of character and modern living, making it an ideal choice for families.



Council Tax Band: B



### Entrance Hall

UPVC double glazed patio door into the entrance porch which has an original stained glass window and original door. Going through the original door into the entrance hall which has a decorative staircase leading into the first floor, defective coving, picture rail, decorative high spec radiators, power points, feature panelled walls and under stairs storage cupboard.

### Utility/Cloakroom

UPVC obscured double glazed window to the side, WC, pedestal wash hand basin with taps over, space and point for tumble dryer, space and plumbing for washing machine, airing cupboard with a Viessman gas boiler, tiled floor and extractor fan.

### Lounge

17'1 x 12'0

Double aspect with UPVC double glazed bay window to the front, UPVC double glazed window to the side, multi fuel burner, high-end radiators, decorative coving, picture rail, TV point and telephone point.

### Kitchen Diner/Snug

25'7 x 12'6

Triple aspect with UPVC double glazed windows to both sides, UPVC windows to the rear, UPVC double glazed doors to the rear, solid wood base and eye level units, Belfast sink with mixer taps over, double range with double oven and separate grill with a five burner gas hob and range master extractor over, integrated dishwasher, tiled splashback, high-end radiators, power points, space and point for American fridge freezer, skimmed and coved ceiling with inset spotlights and TV point.

### Bedroom 1

14'0 x 12'2

UPVC double glazed window to the front, decorative fireplace, radiator, power points, TV point, decorative coving and picture rail.

### Bedroom 2

12'5 x 11'5

UPVC double glazed window to the rear, radiator, power points, skimmed and coved ceiling and picture rail.

### Bedroom 3

9'0 x 8'5

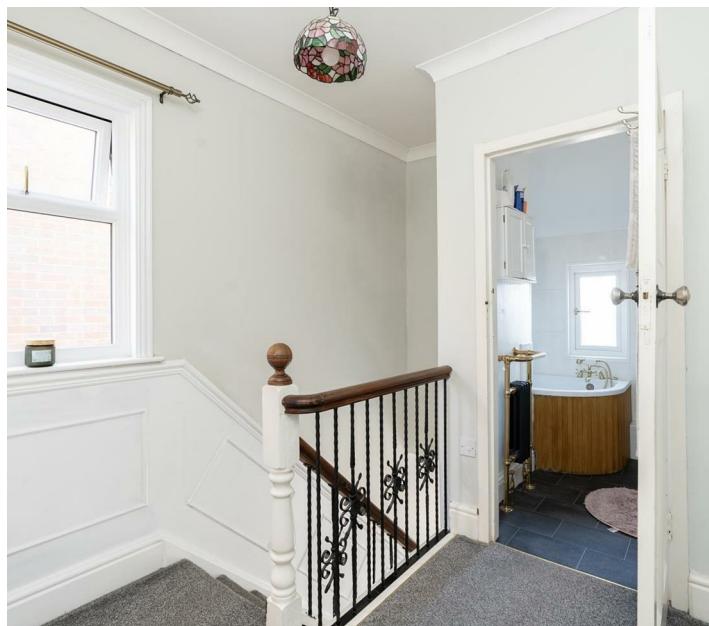
UPVC double glazed window to the rear, radiator, power points, picture rail, skimmed and coved ceiling and loft hatch.

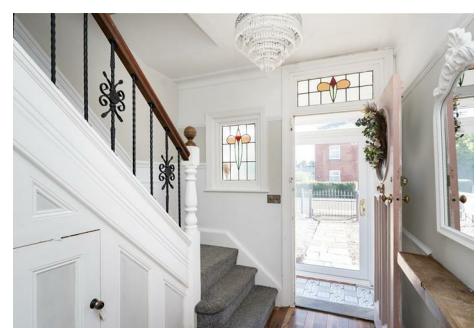
### Bathroom

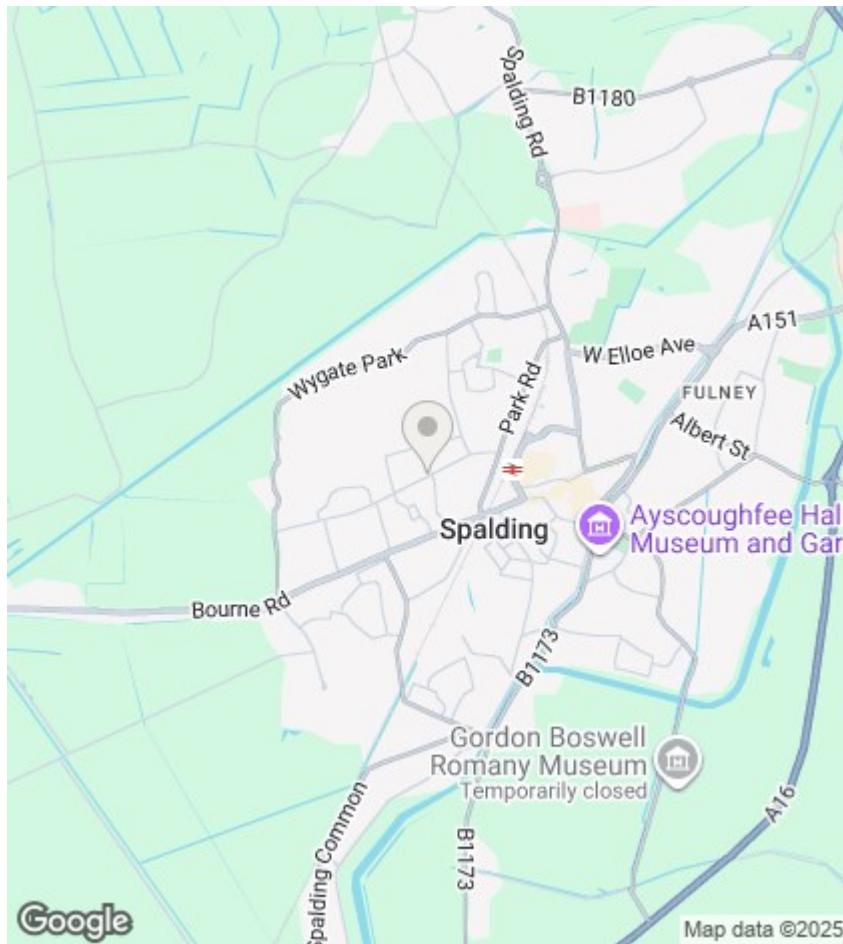
UPVC obscured double glazed window to front, multi jet spa bath, side mounted telephone style mixer taps over, built in mixer shower, heritage pedestal wash hand basin with taps over, WC, vintage style heated towel rail, skimmed ceiling and extractor fan.

### Outside

To the front, there's decorative iron wrought railing fencing with gravel off-road parking to the front and side for numerous vehicles and electric charging point, there is also a patio path to the front door. There is side gated access to the rear garden which is enclosed by panel fencing, has upgraded extended patio spanning across the rear of the property, outside light, outside tap, trampoline area sectioned off by picket fencing and the rest is laid to lawn. There is a garden shed which measures 16'0 x 8'0, split into two, the first part with the double wooden doors to the side and a wooden single glazed window to the front, has power and lighting connected with an internal door leading through to the second part of the shed which has a log burner, the outside of the shed has outside power points.







## Viewings

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

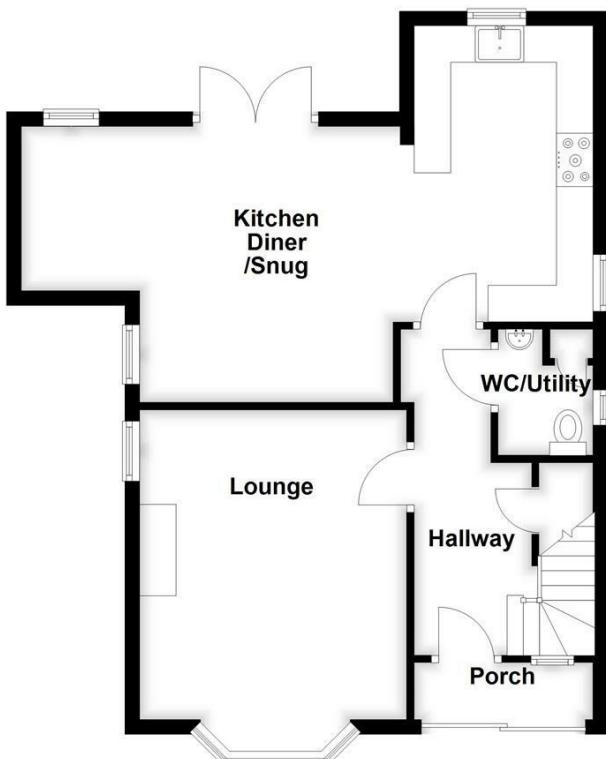
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

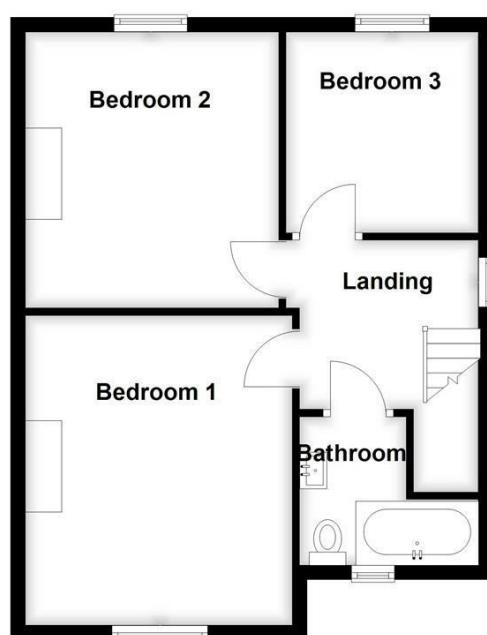
### Ground Floor

Approx. 57.7 sq. metres (620.8 sq. feet)



### First Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Total area: approx. 106.1 sq. metres (1141.8 sq. feet)