



Pennygate, Spalding PE11 1NW

welcome to

Pennygate, Spalding

William H Brown are pleased to present this charming two bedroom detached bungalow situated in a desirable location of Spalding. This property offers comfortable single level living with added benefits of generous off road parking and a detached single garage to the rear.



Entrance Hall

Radiator and carpet flooring.

Living Room

13' 5" x 10' 11" (4.09m x 3.33m)

UPVC Double glazed window to the front aspect, sockets, fireplace and carpet flooring.

Kitchen

10' 1" x 8' 3" (3.07m x 2.51m)

UPVC Double glazed window to the side aspect, eye and base level units with sink drainer, space for free standing cooker, extractor hood, radiator.

Bedroom One

10' 6" x 9' 9" (3.20m x 2.97m)

UPVC Double glazed window to rear, ceiling light, radiator, built in cupboard with shelving and sockets and carpet flooring.

Bedroom Two

11' 1" x 7' 9" (3.38m x 2.36m)

UPVC Double glazed window to rear, ceiling light, radiator and carpet flooring.

Bathroom

6' 9" x 6' 5" (2.06m x 1.96m)

UPVC Double glazed obscured window to the side aspect, bath with taps and shower over, radiator, loft access and ceiling light.

Dining Room/Utility

13' 5" x 6' 6" (4.09m x 1.98m)

UPVC Double glazed window and door to the front and rear aspect, inset spotlighting, electric fire, sockets, space for tumble dryer and fridge freezer, Ideal combi boiler, carpet flooring.

Garage Exterior

To the front of the property is a graveled driveway for multiple vehicles. to the rear is a low maintenance rear garden fully enclosed mainly graveled with soil flower beds either side. Detached single garage.



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Pennygate, Spalding

- DETACHED TWO BEDROOM BUNGALOW
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN
- WALKING DISTANCE TO TOWN
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112661 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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