



87 Pennygate, Spalding, PE11 1NN

Guide Price £200,000

Detached period home close to shops and schools! Ark Property Centre are delighted to offer for sale this three bedroom detached home on Pennygate. Benefiting from off road parking and rear garden with detached single garage. Internally comprising entrance hall, lounge, dining room and kitchen with a utility area/store room. Upstairs there are three good sized bedrooms and bathroom. Contact Ark for more information.

Entrance Hall 12'9" x 5'8" (3.91m x 1.73m)



Glazed wooden entrance door, stairs to first floor landing with under stairs cupboard, radiator, wood flooring, period picture rails.

Lounge 10'11" x 11'9" (3.33m x 3.59m)



PVCu double glazed window to front, radiator, period picture rails, laminate flooring. opening to dining room.



Dining Room 12'0" x 11'3" (3.66m x 3.43m)

PVCu double glazed window to rear, radiator, opening to lounge and opening to kitchen.

Kitchen 6'5" x 7'6" (1.98m x 2.31m)



PVCu double glazed window and door to rear, tiled flooring and half height wall tiling, fitted base and eye level units, four ring electric cooker with extractor hood over, stainless steel sink and drainer with chrome mixer tap over.

Landing

Doors to bedrooms and bathroom.

Bedroom One 11'11" x 11'11" (3.64m x 3.64m)



PVCu double glazed window to rear, period picture rails, radiator.

Bedroom Two 10'7" x 10'11" (3.24m x 3.33m)



PVCu double glazed window to front, radiator.

Bedroom Three 7'8" x 7'3" (2.34m x 2.21m)



PVCu double glazed window to front, period picture rails, radiator.

Bathroom 7'9" x 5'7" (2.37m x 1.71m)



PVCu double glazed window to rear, skimmed ceiling, tiled floor and full height wall tiling. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and electric shower, pedestal wash hand basin with chrome taps over and close coupled toilet.

Outside



To the front of the property is a concrete and gravel driveway. Side access leads to the rear garden and garage.



WC 4'11" x 2'7" (1.50m x 0.81m)

Store Room

Garage 17'1" x 11'3" (5.23m x 3.44m)

With power and light connected. Up and over door to front and pedestrian door to side.

Driveway



Leading to single garage. Driveway width 2.14m

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: C

PLEASE NOTE:

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Ark Property Centre

If you are thinking about selling your property or

are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

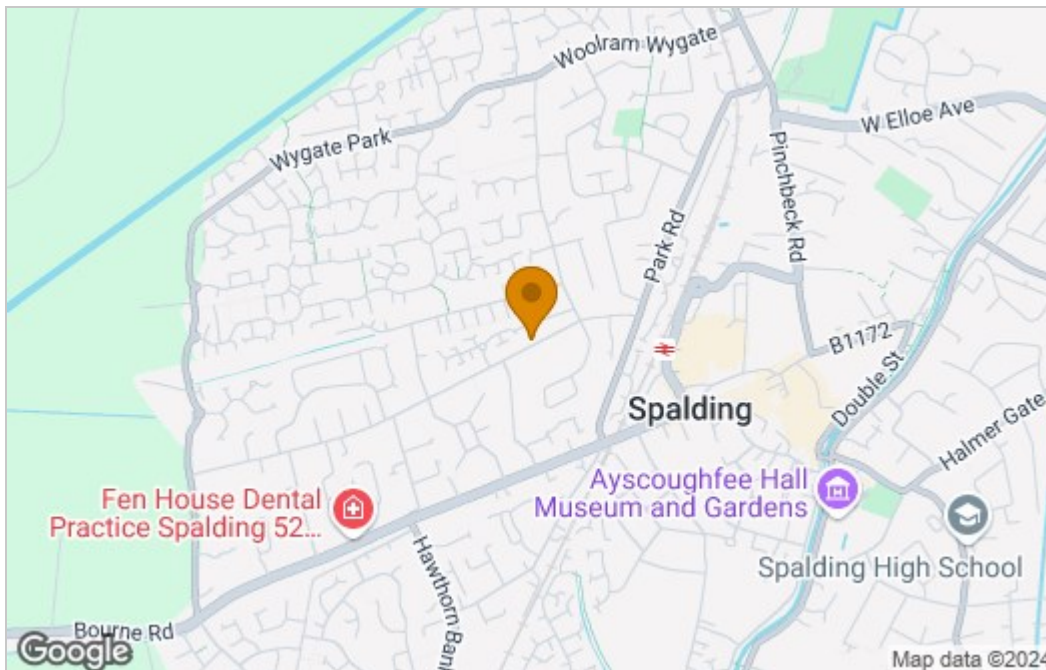
For location purposes the postcode of this property is: PE11 1NN.

Viewing Arrangements

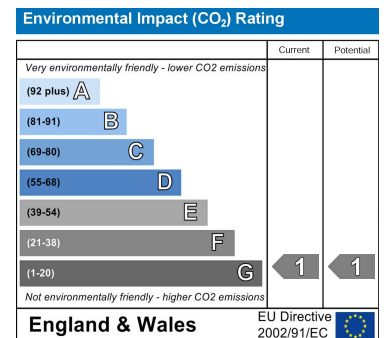
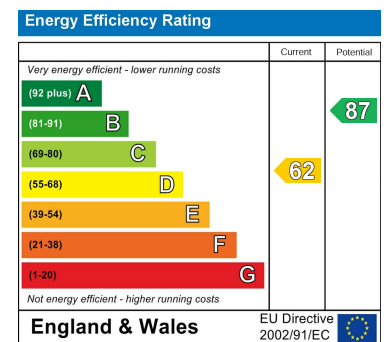
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

Area Map



Energy Efficiency Graph



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