

186 Pennygate, Spalding, PE11 1LT

£174,950

- **Period Charm:** Beautiful semi-detached period home filled with character features.
- **Spacious Layout:** Three generous bedrooms providing ample living space.
- **Versatile Living Areas:** Three reception rooms offering flexibility for a dining room, lounge, and office/playroom.
- **Modern Convenience:** Ground floor bathroom and first-floor shower room for added practicality.
- **Generous Garden:** Large rear garden, perfect for outdoor entertaining, gardening, or family play.
- **Off-Road Parking:** Convenient off-road parking for multiple vehicles.
- **Sought-After Location:** Situated in a popular and desirable area of Spalding.
- **No Onward Chain:** Sold with no onward chain, allowing for a quick and easy move.
- **Potential to Personalize:** Opportunity to add your own touches and make it your dream home.
- **Family-Friendly Area:** Close to local schools, parks, and amenities, making it ideal for families.

Step into character and charm with this delightful semi-detached period property, perfectly situated in a sought-after Spalding neighborhood. Boasting three spacious bedrooms, three versatile reception rooms, a ground floor bathroom, and a convenient first-floor shower room, this home offers a blend of timeless elegance and modern comfort.

The generous rear garden is perfect for family gatherings, while the off-road parking ensures convenience for multiple vehicles. With no onward chain, this is an ideal opportunity for a seamless move. Contact Ark for more information.

Entrance Hall 4'1" x 4'1" (1.26m x 1.26m)

PVCu double glazed entrance door to side, stairs to first floor landing. Doors to lounge and dining room.

Lounge 18'2" x 12'4" (5.55m x 3.76m)



PVCu double glazed bay window to front, ornate cornice and ceiling rose, radiator, laminate flooring.

Dining Room 12'5" x 10'9" (3.79m x 3.30m)



PVCu double glazed windows to side and rear, ornate cornice and ceiling rose, radiator, laminate flooring, opening to rear hall. Built in inder stairs cupboard (0.86m x 0.99m)

Rear Hall 7'7" x 7'1" max (2.32m x 2.16m max)



PVCu double glazed window to side, radiator, laminate flooring, sliding door to bathroom.

Bathroom 5'2" x 4'7" (1.60m x 1.42m)

PVCu double glazed window to side, wall and floor tiling, wall mounted chrome heated towel rail. Fitted with a three piece suite comprising panel bath with chrome mixer tap over with hand held shower attachment, close coupled toilet with push button flush and wash hand basin set in vanity unit with built in storage.

Kitchen 15'0" x 8'0" (4.58m x 2.44m)

PVCu double glazed window and door to side, radiator, laminate flooring, sink and drainer with chrome mixer tap over, four ring electric hob with extractor hood over, built in oven and grill. Space and plumbing for washing machine.

Landing 22'0" x 2'2" (6.73m x 0.68m)

Doors to bedrooms one, two, three and shower room.

Bedroom One 12'1" x 10'9" (3.70m x 3.28m)

PVCu double glazed window to front, radiator, laminate floor. Built in storage cupboard with wall mounted mains gas central heating boiler.

Bedroom Two 9'11" x 12'3" (3.04m x 3.74m)

PVCu double glazed window to rear, radiator, laminate flooring.

Bedroom Three 8'5" x 8'0" (2.59m x 2.45m)

PVCu double glazed window to side, radiator, laminate flooring.

Shower Room 5'4" x 5'11" (1.64m x 1.82m)

PVCu double glazed window to side, extractor fan, wall mounted chrome heated towel rail, wall and floor tiling. Fitted with a three piece suite comprising glazed shower cubicle with electric shower over, close coupled toilet with push button flush and wash hand basin set in vanity unit with built in storage.

Outside

The property benefits from off road parking to the front with secure side gated access leading to the rear garden.

The rear garden is enclosed by timber fence and mainly laid to lawn with concrete hardstanding courtyard area.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

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:

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: None.

Property construction: Brick Built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas Central Heating

Heating features: None.

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor: EE, Three, O2 and Vodaphone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor: EE, Three, O2 and Vodaphone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D64

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.

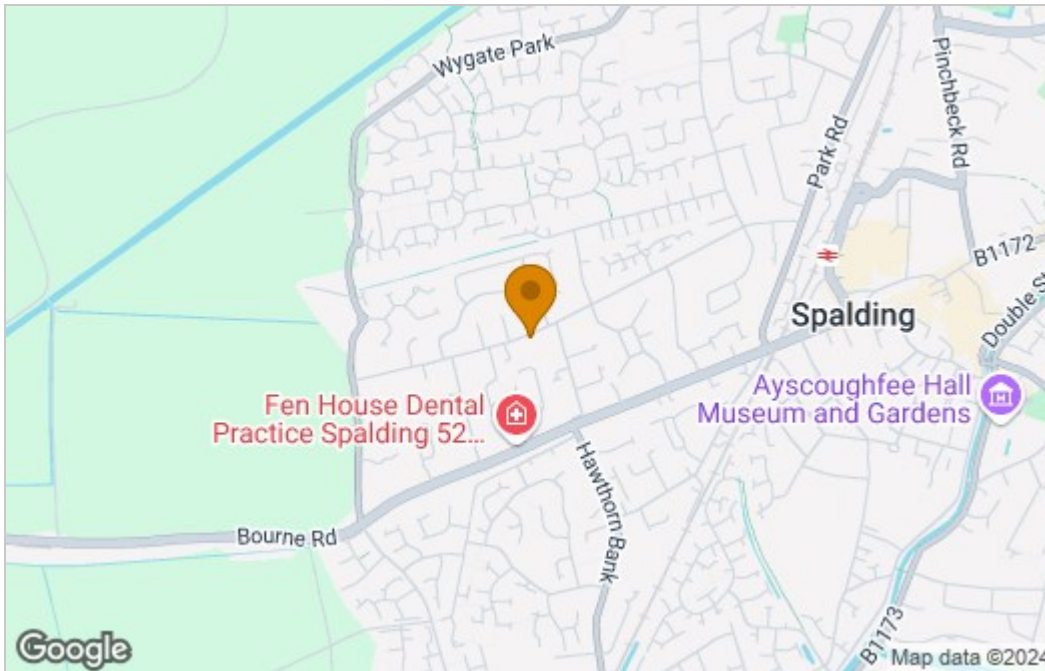




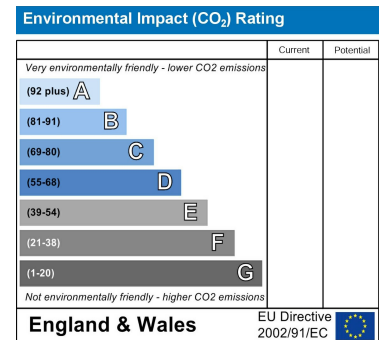
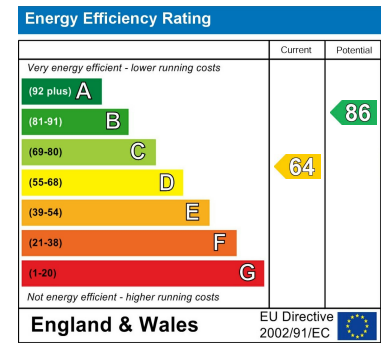
Floor Plan



Area Map



Energy Efficiency Graph



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