



323 Pennygate, Spalding, PE11 1LQ

£175,000

- Three well-proportioned bedrooms in a charming period semi-detached home
- Sought-after location within walking distance of local schools
- Close to Monkshouse Play Area, ideal for families with children
- No onward chain, offering a straightforward buying process
- Generous rear garden, perfect for entertaining or outdoor relaxation
- Available for viewing now, contact Ark for more information.

Charming Three Bedroom Semi-Detached Period Home – No Onward Chain

Ideally situated in a popular area of Spalding, this delightful three-bedroom semi-detached period property offers the perfect blend of character and convenience. Located within walking distance of several well-regarded local schools and the popular Monkshouse Play Area, this home is ideal for families and professionals alike. The property is being sold with no onward chain and boasts a generous rear garden, perfect for outdoor entertaining or family activities. Early viewing is highly recommended.

Entrance Hall 14'0" x 4'10" (max) (4.27m x 1.48m (max))

PVC double glazed entrance door with matching glazed top light. Skimmed ceiling with recessed spot lighting. Radiator. Laminate flooring. Stairs to first floor landing.

Lounge 10'10" x 11'7" (3.31m x 3.54m)



PVC double glazed bay window to front. Coving to skimmed ceiling. Radiator. Laminate flooring. Open fireplace.

Dining Room 11'10" x 11'8" (3.62m x 3.58m)



PVC double glazed window to side. Skimmed ceiling. Laminate flooring. Radiator.



Kitchen 14'7" x 8'10" (4.47m x 2.70m)



PVC double glazed windows to side and rear. Skimmed ceiling with recessed spot lighting. Tiled

flooring. Built in understairs storage cupboard. Fitted base and eye level units with work tops and tiled splash back. Four ring electric hob with extractor hood over. Electric oven and grill under. Space and plumbing for washing machine. Space for fridge/freezer. One and a half bowl stainless steel sink and drainer with chrome mixer tap over.



Conservatory 13'10" x 12'1" (4.22m x 3.69m)



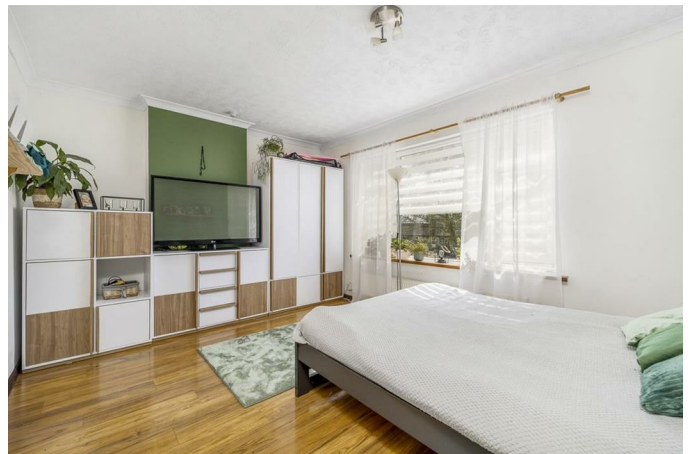
French doors opening to rear garden. Laminate flooring. Built in boiler cupboard with mains gas central heating boiler. Perfect for further development, subject to relevant permissions, currently used as a utility area and dining space/play room.

Landing 15'5" x 6'8" (max) (4.70m x 2.05m (max))



Radiator. Carpeted. Built in airing cupboard with loft access.

Bedroom 1 10'11" x 15'1" (3.33m x 4.61m)



PVC double glazed window to front. Coving to ceiling. Laminate flooring. Radiator.



Bedroom 2 11'11" x 8'8" (3.65m x 2.66m)



PVC double glazed window to rear. Coving to ceiling. Laminate flooring. Radiator.

Bedroom 3 8'6" x 8'11" (2.60m x 2.74m)



PVC double glazed window to rear. Coving to ceiling. Carpeted. Radiator.

Bathroom 5'9" x 5'10" (1.77m x 1.79m)



PVC double glazed window to side. Skimmed ceiling. Vinyl flooring. Wall tiling. Fitted panel bath with chrome taps, electric shower and shower screen. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Chrome wall mounted heated towel rail.

Outside



Front: Off road parking area to the front of the property. Pathway leading to front door. Side pathway leading to conservatory and rear garden. Rear: Enclosed by timber fencing. Laid to lawn. Decked seating area. Timber storage sheds. Outside cold water tap.



Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: EDF

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas Central Heating

Heating features: No

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

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and None over Data. Vodafone is Limited over Voice and Data.

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

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D61

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.

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.

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.

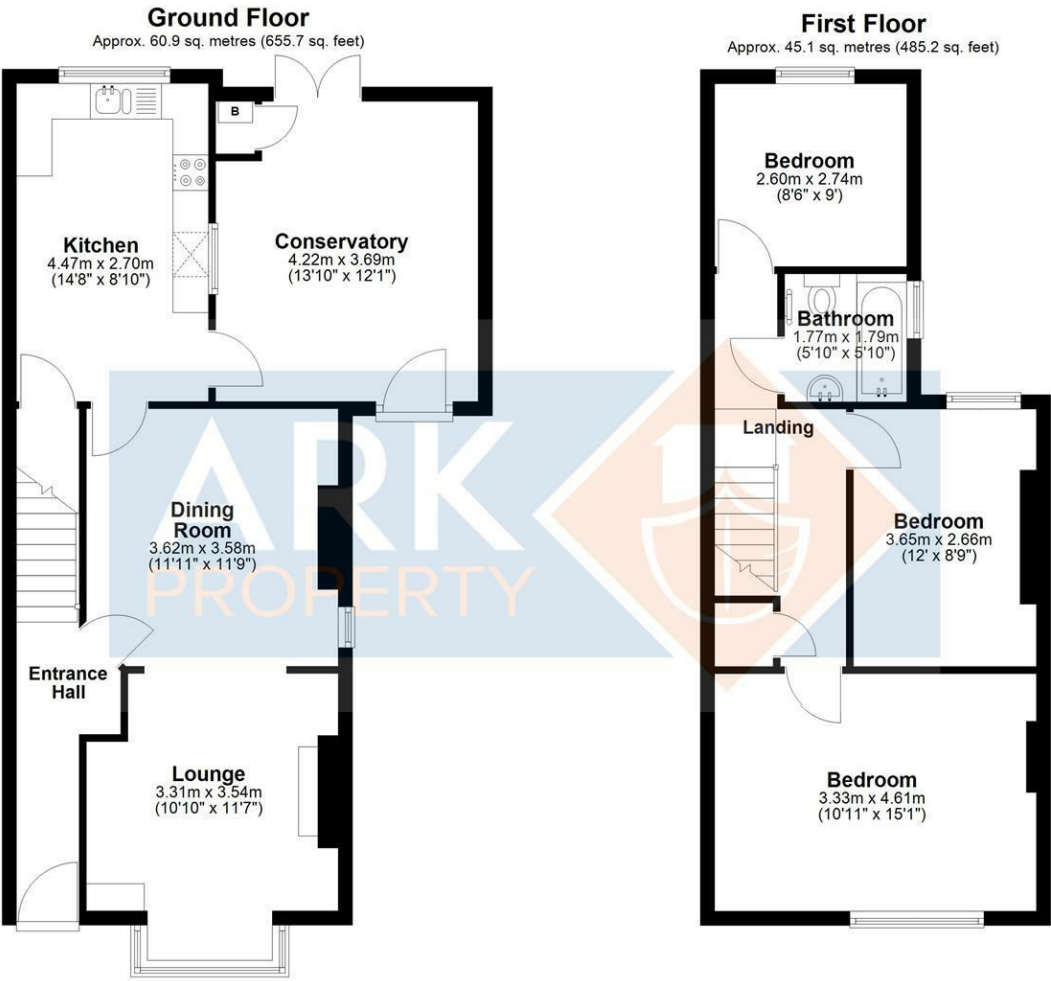
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.

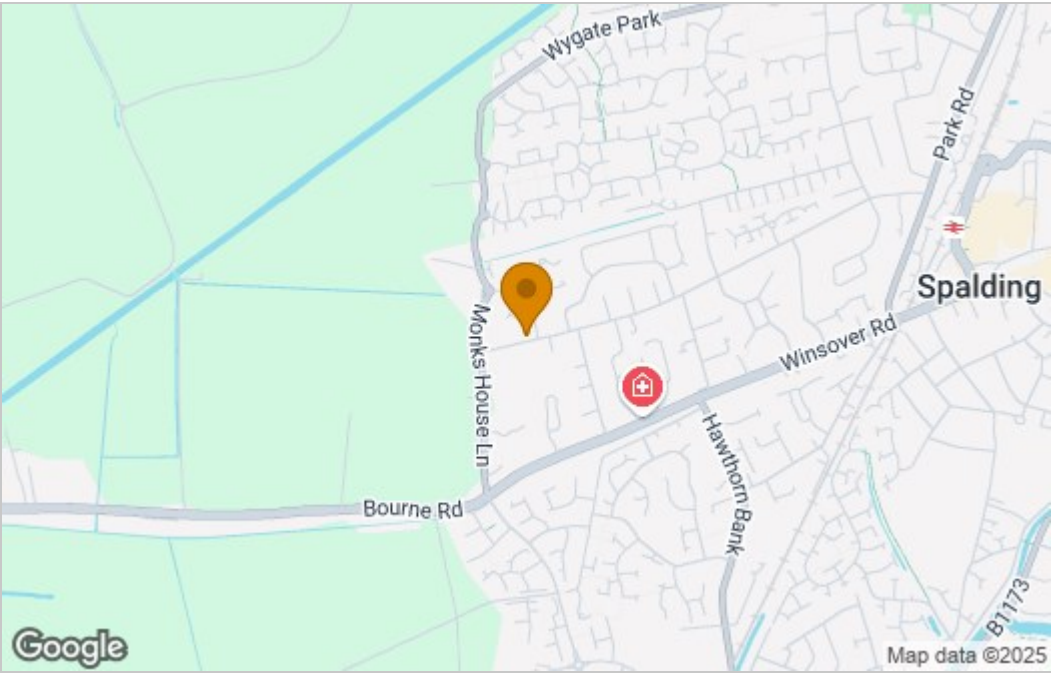


Floor Plan

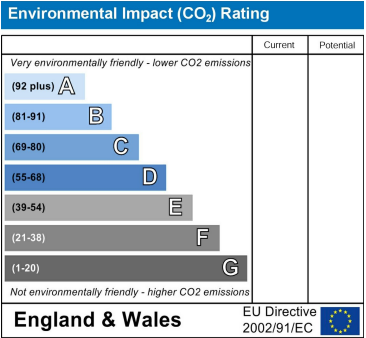
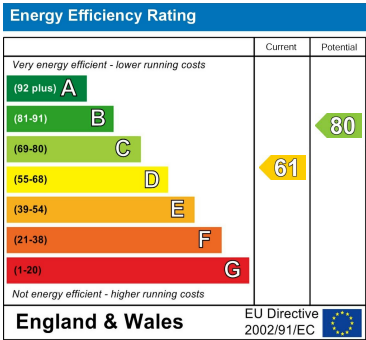


Total area: approx. 106.0 sq. metres (1141.0 sq. feet)

Area Map



Energy Efficiency Graph



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