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SPALDING M & M RESIDENTIAL: 01775 766766 www.longstaff.com



97 Pennygate, Spalding, PE11 1NN

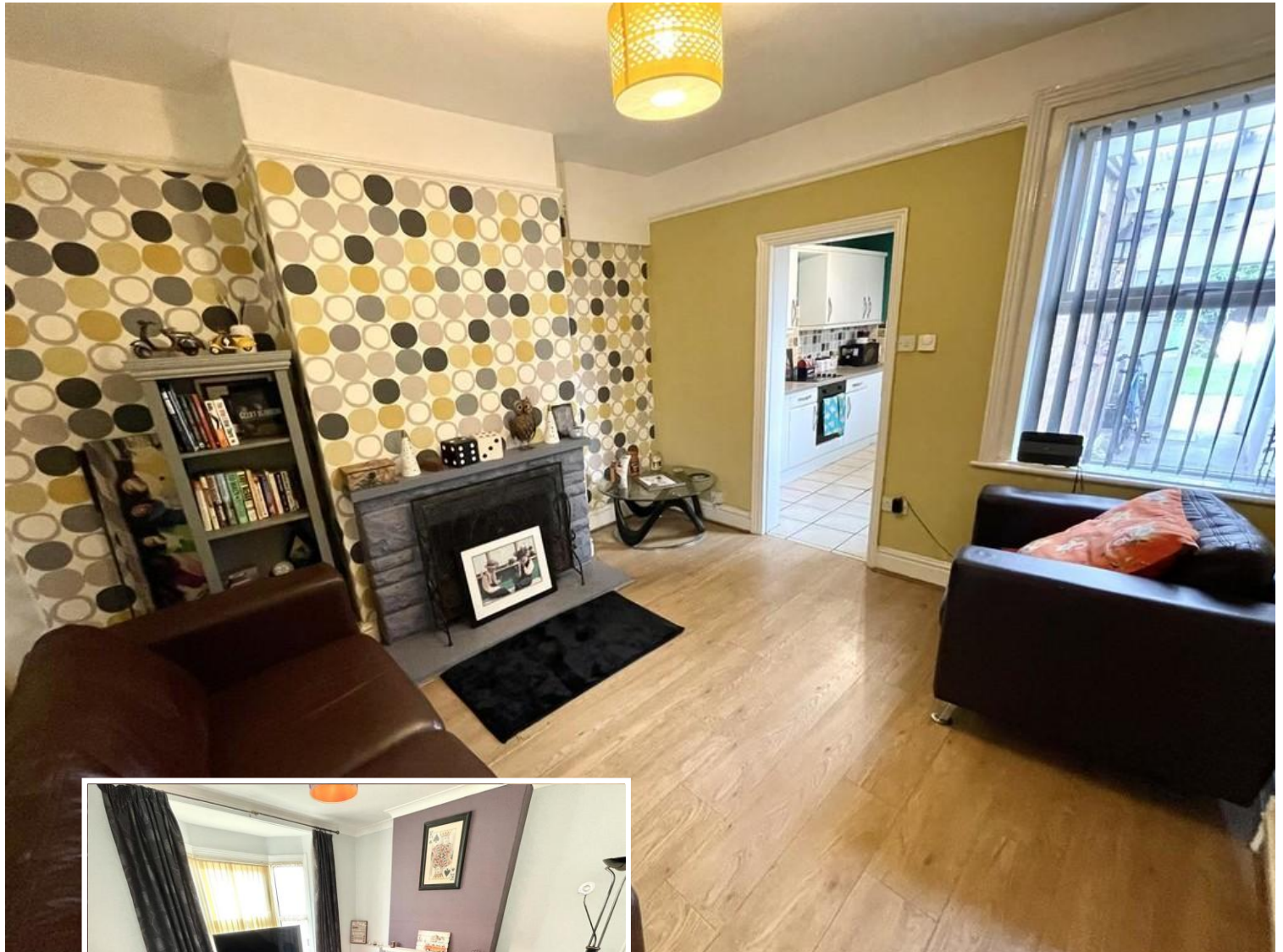
£174,950 Freehold

- Semi-Detached House
- Lounge
- Dining/Family Room
- Kitchen
- Downstairs Wet Room

SEMI-DETACHED HOUSE, benefiting from a modern interior and 3 bedrooms. The property is ideally situated close to a local convenience shop, primary school and playing fields.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ENTRANCE HALL :

Stairs leading up to the first floor accommodation,

LOUNGE :

3.96m (max) x 3.48m (max) (13'0" (max) x 11'5" (max)) UPVC double glazed bay window to the front, radiator, power points, open fireplace.

DINING/FAMILY ROOM :

3.66m x 3.51m (12'0" x 11'6") UPVC double glaze window to the rear, radiator, power points, under stairs storage, thermostat control, telephone point and picture rail.

KITCHEN :

3.45m x 2.18m (11'4" x 7'2") UPVC double glazed windows to the side, UPVC obscured double glazed door to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner electric hob, tiled splash backs, tiled floor, space



and plumbing for a washing machine, space and point for a fridge.

DOWNSTAIRS WET ROOM :

UPVC obscured double glazed window to the side, wash hand basin with taps over and tiled splash backs, W.C with a push button flush. wet room with an electric mixer shower and radiator.

BEDROOM ONE :

3.51m x 3.40m (11'6" x 11'2") UPVC double glaze window to the front, radiator, newly laid carpet and power points.

LANDING :

Radiator, loft hatch,

Note : stairs and landing have newly laid carpet

BEDROOM TWO :

3.66m x 2.57m (12'0" x 8'5") UPVC double glazed window to the rear, radiator, power points, picture rail and storage cupboard.

BEDROOM THREE :

2.92m x 2.13m (9'7" x 7'0") UPVC double glaze window to the side, radiator, power points, newly laid carpet.

EN-SUITE :

and the ensuite to bedroom three is a UPVC obscured double glazed window to the rear panel bath with taps over pedestal wash basin taps over WC with pushbutton flush radiator and airing cupboard which house is the wall mounted gas boiler

EXTERIOR :

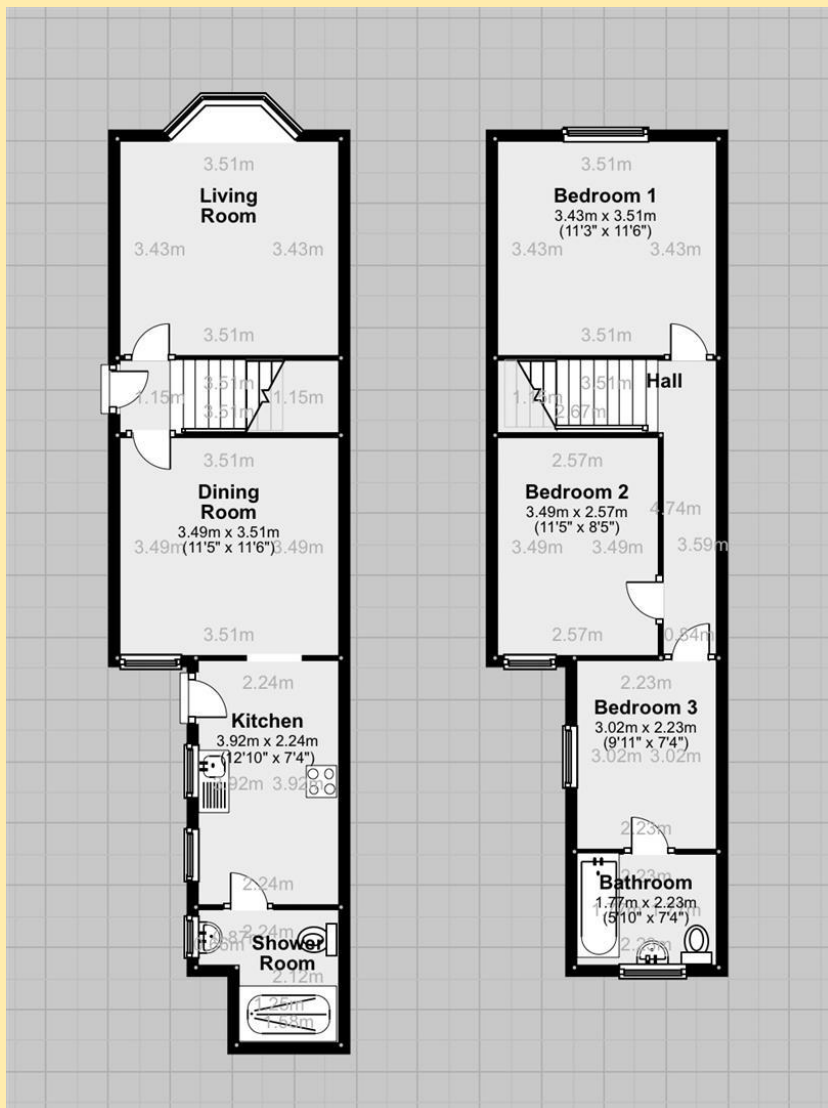
The outside is a gravelled front garden with low-level brick wall, off-road parking to the front and side. Side gate to the enclosed courtyard garden where there is a storage shed. There is also a patio, before you continue to the rear garden which is enclosed by panel fencing there is a patio seating area and it's laid to lawn.

DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road, over the level crossing, then immediately right into Park Road. Take a left hand turning into Pennygate proceed for around 800 yards and the property is situated on the right hand side.

AMENITIES

Local shop and primary schools within easy walking distance as is the town centre which has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains services . Gas Central Heating

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: M & M

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office . We suggest you contact us to check the availability of this property prior to travelling to the area in any case .

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