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197 Pennygate, Spalding, Lincolnshire. PE11 1LX

£192,950 Freehold

- Nicely Presented
- 3/4 Bedrooms
- Large Rear Garden
- Multiple Off Road Parking
- Must View to Appreciate

Nicely presented, 3/4 bedroom semi detached property situated in a close to town location with accommodation comprising of entrance hallway, lounge, kitchen, shower room, reception room 2/bedroom 4, 3 bedrooms to the first floor, extensive rear gardens, multiple off road parking. Must view to appreciate.

SPALDING 01775 766766 BOURNE 01778 420406

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



Extensive gravelled driveway and turning bay, raised shrub borders, side gated access leading into rear garden, leading up to the front door there is outdoor lighting leading to an obscure UPVC double glazed door leading into:

ENTRANCE HALLWAY

5' 9" x 10' 9" (1.77m x 3.28m) With UPVC double glazed window the side elevation, skimmed ceiling with centre light point, double radiator, understairs storage area with coat rail, smoke alarm, stairs leading to first floor landing. Door off leading to:

RECEPTION ROOM / BEDROOM 4

10' 1" x 11' 4" (3.08m x 3.47m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, double radiator, fitted shelving into recess, fitted storage cupboard into recess.



LOUNGE

13' 6" x 17' 0" (4.12m x 5.20m) With UPVC double glazed window to the side and rear elevations, skimmed ceiling with centre light point, double radiator x 2, tv point, telephone point, fitted shelving into recess, fitted bespoke cabinet into recess one housing electric meter, solid wooden fireplace with wrought iron insert and marble decorative hearth. Via part oak glazed door off leading into:

KITCHEN

8' 0" x 12' 7" (2.44m x 3.85m) With UPVC double glazed window to the side elevation, obscure UPVC double glazed door to the side elevation, vaulted ceiling with inset LED lighting, tiled flooring, double radiator, fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs with inset one and a quarter stainless steel bowl sink with mixer tap, plumbing and space for washing machine, space for fridge freezer, gas cooker point, further drawer units. Via solid oak door leading into:

SHOWER ROOM

7' 7" x 9' 4" (2.32m x 2.85m) With obscure UPVC double glazed window to the side and rear elevations, textured vaulted ceiling with inset LED lighting, loft access, tiled flooring, part tiled walls, full tiling to shower area, full length stainless steel heated towel rail, storage cupboard off housing Ideal Logic gas boiler, fitted with a three pieces suite comprising of low level WC, pedestal wash hand basin with mixer tap, double shower cubicle with glass sliding doors with extractor fan, fitted thermostatic shower over.

FIRST FLOOR LANDING

2' 8" x 7' 10" (0.82m x 2.41m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, smoke alarm, loft access, solid oak door off leading into:

MASTER BEDROOM

10' 3" x 14' 2" (3.13m x 4.32m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, double radiator, solid oak door off leading into walk in wardrobe with hanging rail and shelving, fitted wardrobe into recess with hanging rail and shelving.

BEDROOM 2

9' 0" x 13' 5" (2.75m x 4.10m) With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, double radiator, tv point, fitted wardrobe into recess with hanging rail and shelving.

BEDROOM 3

7' 9" x 10' 5" (2.38m x 3.19m) With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, double radiator.

EXTERIOR

Via side wooden gate leading into paved pathways with further gate, wooden garden shed, extensive patio area, outdoor lighting, double outdoor electric sockets, tap, leading further to a fenced garden with further patio area, garden mainly laid to lawn with a wide range of mature shrub and tree borders, wooden double door summer house with lighting, workshop/shed with further paved area, fenced boundaries to both side and rear elevations.

DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsor Road pass the level crossing and turn immediately right into Park Road, then proceed for a round 400 yards turning left into Pennygate. The property is situated on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains

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: S11900

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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