



BRADLEY JAMES

ESTATE AGENTS



192 Pennygate, Spalding, PE11 1LT

Asking price £185,000

- EXTENDED SEMI DETACHED
- BAY FRONTED LOUNGE WITH LOG BURNER
- 1240 SQ FT
- CONSERVATORY WITH AIR CONDITIONING
- TWO PARKING SPACES
- THREE RECEPTION ROOMS
- DINING ROOM
- MODERN BATHROOM
- THREE DOUBLE BEDROOMS AND AN UPSTAIRS TOILET
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL AND SHOPS



# 192 Pennygate, Spalding PE11 1LT

Nestled in the charming area of Pennygate, Spalding, this delightful semi-detached house offers a perfect blend of modern living and classic character. With its older style, the property has been thoughtfully extended and upgraded, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms. The lounge features a lovely bay window and a cosy wood burner, creating a warm and welcoming atmosphere. The generous dining-playroom sits centrally, providing a versatile space for family gatherings or entertaining guests. The modern kitchen is well-equipped and leads to a side entrance, enhancing the flow of the home.

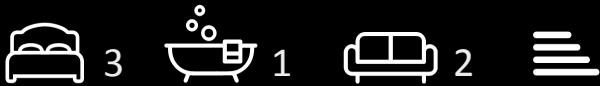
The ground floor also boasts a contemporary bathroom, a bright conservatory, and a utility room that benefits from air conditioning. French doors from the conservatory open out to a newly fenced rear garden, perfect for outdoor relaxation and play.

On the upper floor, you will find three spacious double bedrooms, ensuring ample space for family or guests. Additionally, there is a convenient upstairs toilet, adding to the practicality of the layout.

Outside, the property offers off-road parking for two vehicles, a valuable feature in this popular location. The house is within walking distance to local shops, including a Spar, butcher, and a playing green, as well as a primary school. The town centre is just a five-minute drive away, providing easy access to train and bus stations.

This deceptively spacious home is a must-see to truly appreciate its charm and modern upgrades. Whether you are a growing family or looking for a comfortable retreat, this property in Pennygate is sure to meet your needs.

The property has had an insurance claim for fire damage at the back on the conservatory and in the garden. The main building wasn't touched by the fire.



Council Tax Band: A



### Utility Room

13'6 x 7'2

UPVC obscured double glazed door to the front, UPVC double glazed window to the front going into the dining room, UPVC double glazed window going into the kitchen, base units with solid wood work surface over, space and plumbing for washing machine, space and plumbing for dishwasher, tiled floor, power points and a block arch leading through to the garden room.

### Conservatory

14'6 x 6'3

UPVC double glazed French doors to the rear garden, tiled floor, power points, wall lights and a UPVC triple glazed door going into the inner side entrance.

### Side Entrance

Space and point for American fridge freezer, power points, radiator and skimmed ceiling with inset spotlights.

### Downstairs Bathroom

UPVC obscured double glazed window to the rear, P shaped panel bath with mixer taps over and a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over and storage drawers beneath, WC with push button flush, radiator, tiled floor, extractor fan and skimmed ceiling with inset spotlights.

### Kitchen

14'3 x 8'0

UPVC double glazed window to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a electric hob and extractor over, radiator, power points and skimmed ceiling with inset spotlights.

### Dining Room

15'4 x 12'5 max

Double aspect with a UPVC double glazed window to the side and rear, radiator and power points.

### Entrance Hall

UPVC obscured double glazed door to the side leading into the entrance hall which has stairs leading up to the first floor accommodation, telephone point and thermostat control.

### Lounge

13'2 x 12'5

UPVC double glazed window to the front, log burner, power points, window seat and radiator.

### Landing

Loft hatch and radiator.

### Upstairs Cloakroom

Double glazed window to the side and WC.

### Bedroom 1

12'4 x 11'2

UPVC double glazed window to the front, radiator, power points and boiler cupboard with wall mounted gas boiler and shelving.

### Bedroom 2

12'1 x 9'4

UPVC double glazed window to the rear, radiator and power points.

### Bedroom 3

11'1 x 8'0

UPVC double glazed window to the side, radiator and power points.

### Outside

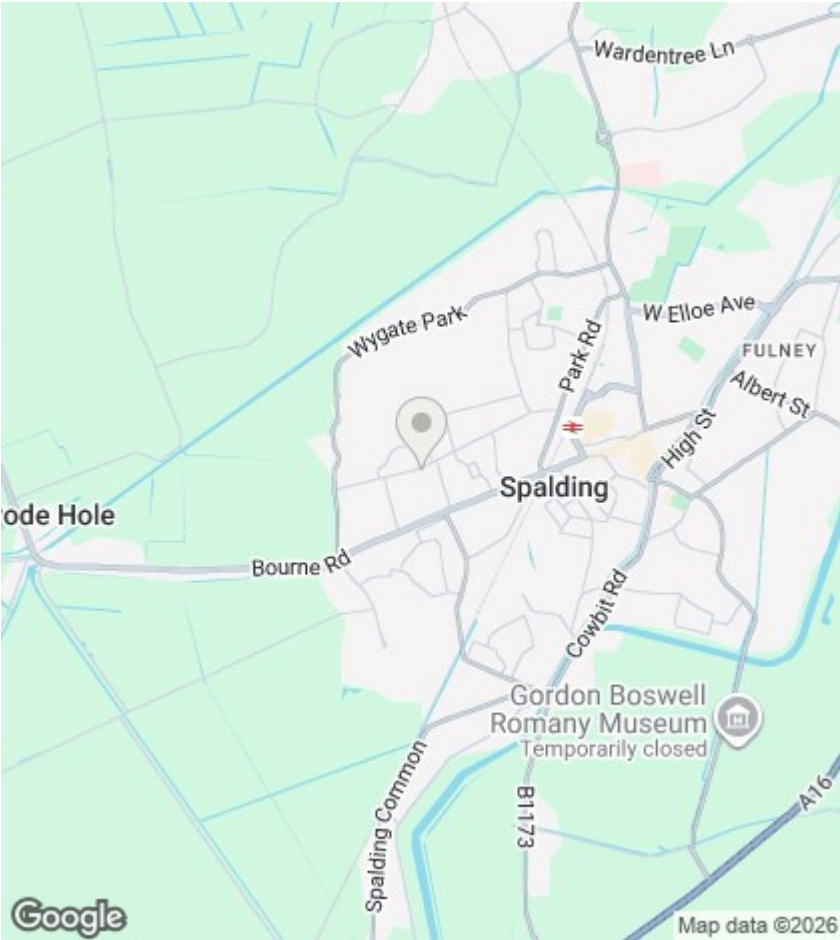
To the front there's gravel off-road parking, a side path that leads to the side door and another door that leads into the utility and garden room. Going through the garden room into the rear garden which has been newly landscaped, it is enclosed by panel fencing, patio seating area, the rest is laid to lawn and there's a shed.









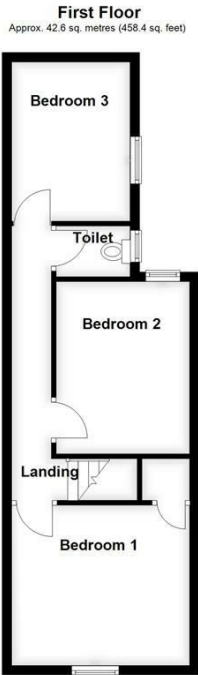
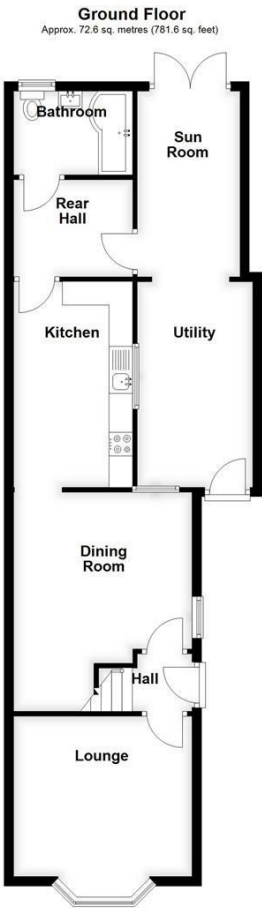


Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 115.2 sq. metres (1240.0 sq. feet)