



Pennygate, Spalding PE11 1LT

welcome to

Pennygate, Spalding

VIEWING RECOMMENDED TO APPRECIATE THIS DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE OFFERING OFF ROAD PARKING AND OVERSIZED GARAGE/WORKSHOP! CALL NOW TO ARRANGE YOUR VIEWING TODAY ON 01775 711 711



Kitchen

13' 3" x 7' 1" (4.04m x 2.16m)

UPVC Double glazed window to side aspect, eye and base level units with worktop over, stainless steel sink drainer, vinyl flooring, sockets, integrated lamona fan oven with four ring gas hob and whirlpool extractor, space and plumbing for washing machine, dishwasher and space for a fridge freezer and tumble dryer. Ceiling light.

Dining Room

12' 5" x 11' 4" (3.78m x 3.45m)

UPVC Double glazed window to the rear, carpet flooring, radiator, understairs storage cupboard with shelving and light.

Living Room

12' 5" x 11' 5" (3.78m x 3.48m)

UPVC Double glazed window and door to the front aspect, carpet flooring, radiator, wall lights, sockets.

Landing

Carpet flooring, socket and ceiling lights.

Bedroom One

12' 5" x 11' 5" (3.78m x 3.48m)

UPVC Double glazed window to the front, carpet flooring, wall lights, fuse box, radiator and sockets.

Bedroom Two

11' 5" x 9' 7" (3.48m x 2.92m)

UPVC Double glazed window to the rear, carpet flooring, wall lights, storage cupboard with loft access, radiator and sockets.

Bedroom Three

13' 2" x 7' 2" (4.01m x 2.18m)

UPVC Double glazed window to the side, carpet flooring, wall lights, built in wardrobe units housing the combi boiler with lighting, radiator and sockets.

Bathroom

UPVC frosted window to rear, toilet, shower unit, storage cupboard with shelving and rails also featuring radiator for airing/drying, separate bath

with extractor inset spotlighting.

Exterior

To the front aspect of the property there is laid to lawn area, to the rear of the property there is a patio area with outside tap and laid to lawn area. There is a driveway to the side of the property which leads you to the rear garage/workshop.

Garage/Workshop

16' 9" x 14' 9" (5.11m x 4.50m)

Oversized single garage/workshop with lighting and multiple double sockets also featuring additional storage space with shelving and fixed units with lighting and sockets.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."



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welcome to

Pennygate, Spalding

- THREE BEDROOM SEMI-DETACHED HOUSE
- OVERSIZED SINGLE GARAGE/WORKSHOP
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£179,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112580 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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