



8 Pennine Way, Spalding, PE11 2DB

£425,000

- Five-bedroom detached home extending to approximately 2,400 sq ft
- Significantly extended to front and side, creating spacious and versatile living accommodation
- Multiple reception rooms including lounge, family room, office, and conservatory
- Modern kitchen diner, utility room, and ground floor cloakroom
- Two ensuite bedrooms plus a contemporary family bathroom
- Generous plot with side and rear gardens, plus detached oversized garage with electric door

This impressive five-bedroom detached home is situated at the end of a quiet cul-de-sac on Pennine Way in Spalding, offering both privacy and convenient access to the town and local amenities. Significantly extended to the front and side, the property now boasts approximately 2,400 sq ft of well-presented and versatile living accommodation.

The ground floor comprises an inviting entrance porch and hallway, a spacious lounge, a dedicated office ideal for home working, a bright conservatory, and a stylish kitchen diner perfect for family living and entertaining. In addition, there is a separate family room, utility room, and a convenient WC.

Upstairs, the property offers five generously sized bedrooms, two of which benefit from ensuite facilities, alongside a modern family bathroom.

Occupying a generous plot, the home enjoys well-maintained gardens to the side and rear, providing excellent outdoor space. A detached oversized garage with an electric door further enhances the appeal.

This is a fantastic opportunity to acquire a substantial family home in a sought-after and peaceful location.

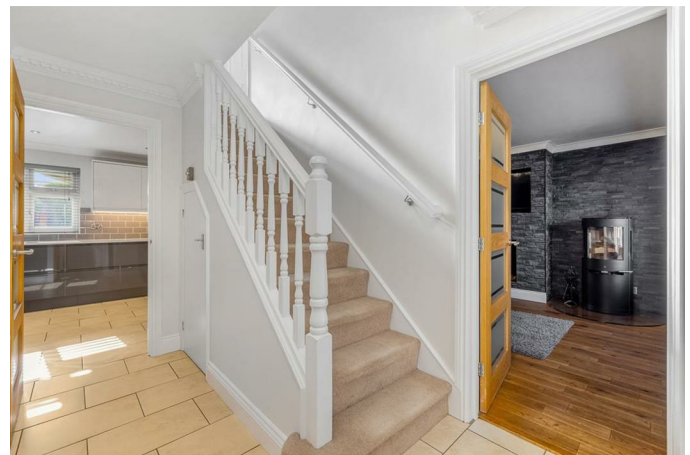
Entrance Porch 3'9" x 6'10" (1.15m x 2.09m)

Composite glazed entrance door with glazed side panels. Coving to skimmed ceiling. Tiled flooring. Built in shelving and hanging space. Door opening to hallway.

Entrance Hall 10'4" x 6'6" (3.16m x 1.99m)



Coving to skimmed ceiling. Tiled flooring. Radiator. Stairs to first floor landing with built in understairs storage cupboard.



Lounge 17'9" x 11'10" (5.43m x 3.63m)



PVC double glazed window to front. Coving to skimmed ceiling. Solid wood flooring. Radiator. Cast

iron log burner on glass hearth and chimney breast with recessed TV space. Door to office. French doors opening to conservatory.



Office 7'7" x 11'10" (2.32m x 3.63m)



Coving to skimmed ceiling. Solid wood flooring. Radiator.

Conservatory 9'6" x 10'5" (2.91m x 3.20m)



PVC double glazed construction with polycarbonate roof. Tiled flooring. Radiator. French doors opening to garden.

Kitchen/Diner 10'1" x 25'5" (3.09m x 7.77m)



PVC double glazed window to rear. French doors to rear. Coving to skimmed ceiling. Recessed spot lighting to kitchen area. Tiled flooring. Chrome radiator. Fitted with a matching range of contrasting colour base and eye level units with quartz worktops and tiled splash backs. Five ring gas hob with stainless steel extractor hood over and twin Neff slide and hide ovens. Stainless steel sink drainer with chrome mixer tap and hot water tap. Integrated dishwasher. Integrated fridge. Integrated drinks chiller. Doors opening to family room and utility.



Dining Area 10'4" x 10'1" (3.16m x 3.08m)



Family Room 10'2" x 17'3" (3.11m x 5.26m)



PVC double glazed window to front. Coving to skimmed ceiling. Tiled flooring. Radiator. Wall mounted electric consumer unit.



Utility Room 5'6" x 7'4" (1.68m x 2.26m)



PVC double glazed door to side. Coving to skimmed ceiling. Extractor fan. Tiled flooring. Radiator. Fitted

base and eye level units with work surface over and tiled splash back. Stainless steel sink with chrome mixer tap. Space for fridge/freezer. Space and plumbing for washing machine and tumble dryer. Door to cloakroom.

Cloakroom



PVC double glazed window to side. Coving to skimmed ceiling. Tiled flooring. Full height wall tiling. Extractor fan. Fitted close coupled toilet with push button flush. Wash hand basin set in vanity unit with chrome mixer tap and built in storage.

First Floor Landing 15'2" x 6'4" (4.64m x 1.94m)



PVC double glazed window to front. Coving to ceiling with loft access (loft ladder and partially boarded). Doors to bedrooms and bathroom.



Bedroom 1 11'11" x 14'10" (3.64m x 4.54m)



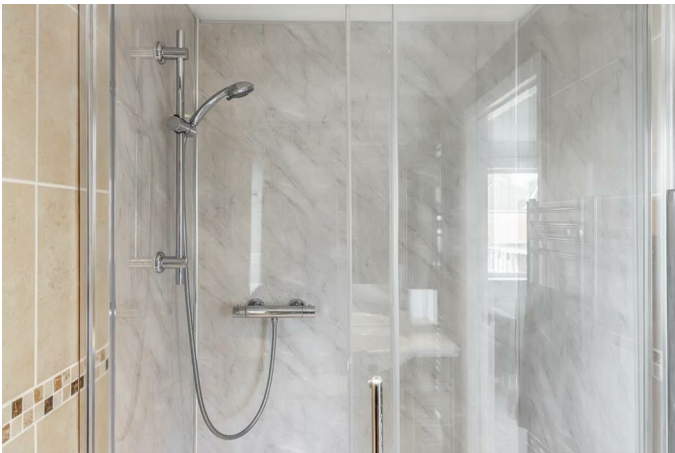
PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Built in double door wardrobes with built in hanging rails. Door to ensuite.



En-suite 8'0" x 3'10" (2.46m x 1.19m)



PVC double glazed window to side. Coving to skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Full height wall tiling. Chrome heated towel rail. Fitted three piece suite comprising shower enclosure with glass sliding door and thermostatic bar shower. Close coupled toilet with push button flush. Wash hand basin set in vanity unit with built in storage, courtesy light and shaver point.



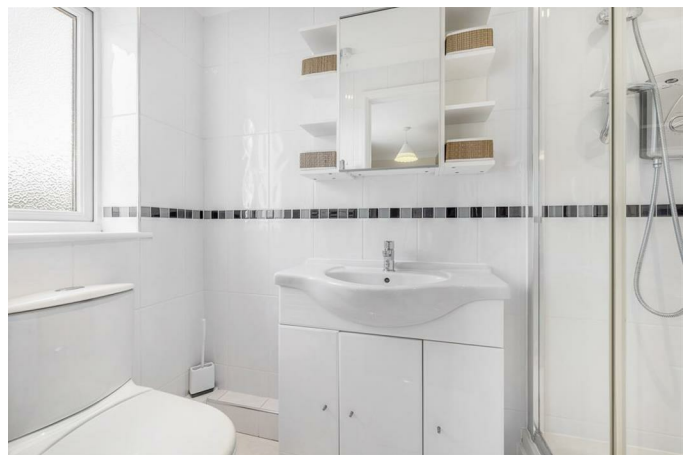
Bedroom 2 8'0" x 18'8" (2.46m x 5.71m)



PVC double glazed window to side. Coving to skimmed ceiling. Radiator. Built in wardrobe with shelf and hanging rail. Door to en-suite.



En-suite 3'10" x 7'8" (1.19m x 2.34m)



PVC double glazed window to side. Coving to skimmed ceiling. Recessed spot lights. Extractor

fan. Tiled flooring. Full height wall tiling. Chrome heated towel rail. Fitted with a three piece suite comprising shower enclosure with glass sliding door and electric shower. Close coupled toilet with push button flush. Wash hand basin set in vanity unit with built in storage. Wall mounted mirrored vanity cabinet.



Bedroom 3 10'9" x 12'0" (3.28m x 3.68m)



PVC double glazed window to front. Coving to ceiling. Laminate flooring. Radiator. Built in mirrored three door wardrobe with built in shelving and hanging rails.



Bedroom 4 9'11" x 12'0" (3.04m x 3.66m)



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



Bedroom 5 9'1" x 7'3" (2.78m x 2.21m)

PVC double glazed window to rear. Coving to ceiling. Radiator. Built in airing cupboard with slatted shelving. Wall mounted mains gas central heating boiler and hot water cylinder.

Bathroom 5'4" x 7'4" (1.65m x 2.25m)

PVC double glazed window to rear. Coving to ceiling. Tiled flooring. Full height wall tiling. Chrome heated towel rail. Extractor fan. Fitted panelled bath with chrome taps, thermostatic bar shower and glass shower screen. Concealed cistern toilet with push button flush. Wash hand basin set in vanity unit with built in storage. Illuminated vanity cabinet.

**Outside**

There is a block paved driveway to the front of the property providing off road parking for multiple vehicles and leading to the detached oversized garage.

The rear garden is enclosed by timber fencing and mature hedging. Laid to lawn with patio seating area and further timber deck. There is outside power, light and cold water tap available. Timber summer house with power connected. Side gated access to both sides. There is a further wildlife area/garden to the side of the property and timber store.



Oversized Garage 17'9" x 17'8" (5.43m x 5.41m)

Electric roller shutter door to front. Power and light connected. Eaves storage.

Property Postcode

For location purposes the postcode of this property is: PE11 2DB

Additional Information

PLEASE NOTE:

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
 Council tax band: D
 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 Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and 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 and Double Garage

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: C71

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.

Referral & Fee Disclosure

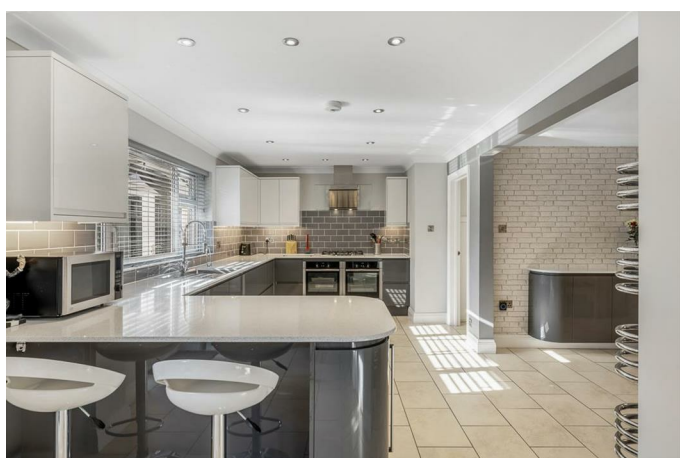
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

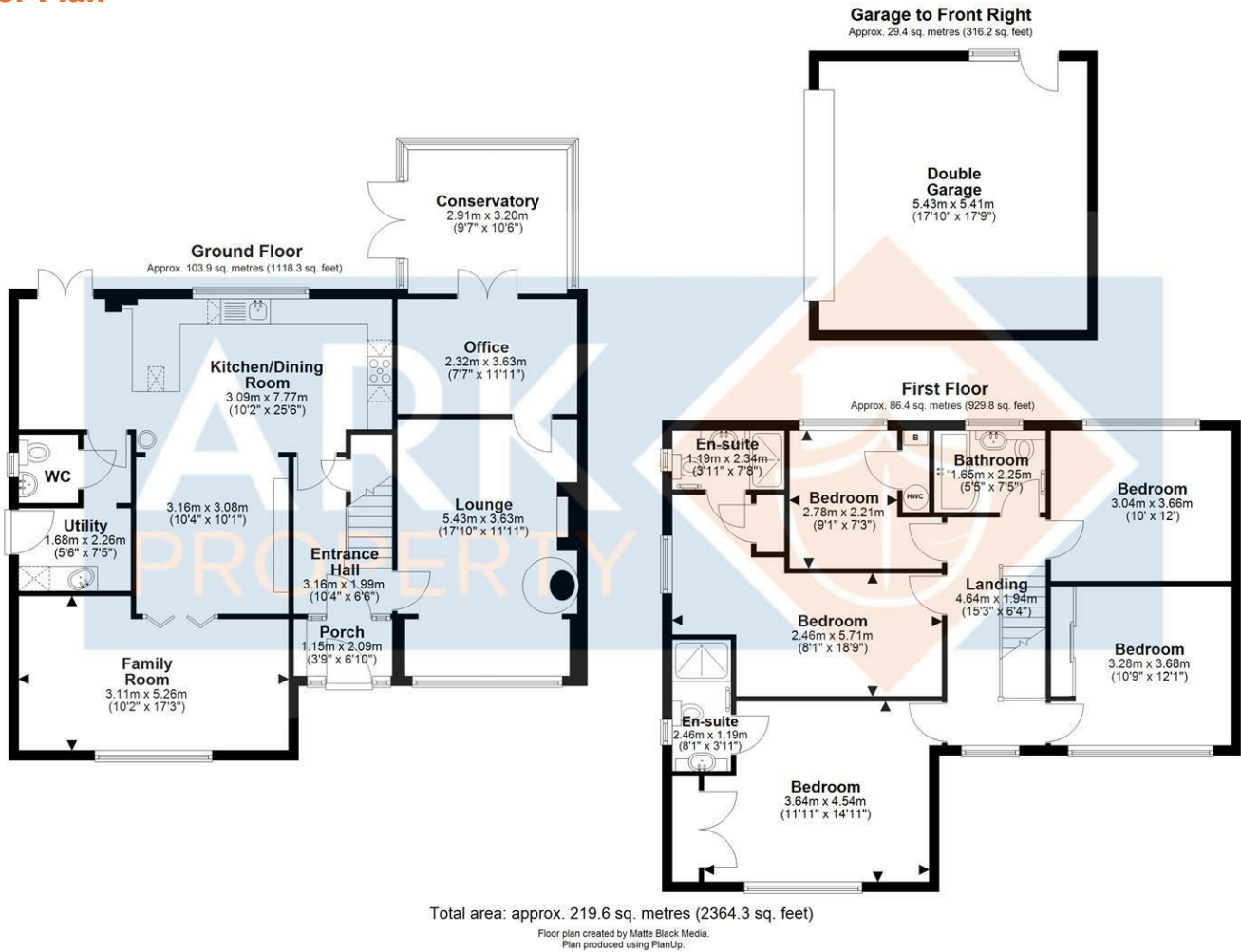
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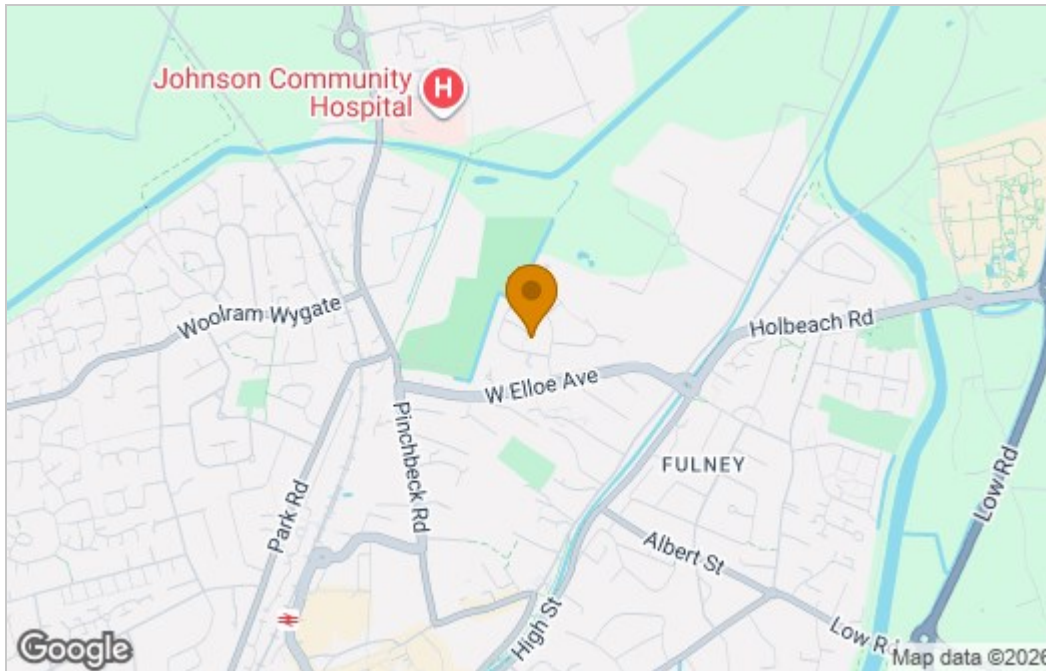




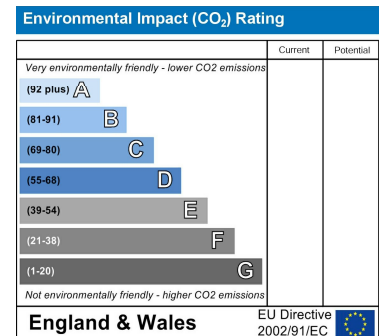
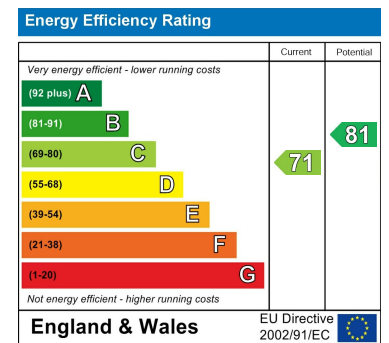
Floor Plan



Area Map



Energy Efficiency Graph



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