



## 67 Pennygate, Spalding, PE11 1NN

**£140,000**

- Conveniently situated on Pennygate, within easy reach of Spalding town centre, local shops, schools and everyday amenities
- Well-presented two-bedroom terraced home offering comfortable and practical accommodation throughout
- Lounge and separate dining room, providing versatile living and entertaining space

- Fitted kitchen to the rear of the property with access to the garden
- Generous enclosed rear garden, ideal for families, gardening enthusiasts or outdoor entertaining
- Valuable off-road parking to the rear, providing convenient and secure parking away from the road



Situated in a convenient location on Pennygate, this two-bedroom terraced house is within easy reach of Spalding town centre and its wide range of amenities. The accommodation briefly comprises a lounge, dining room and kitchen to the ground floor, with two bedrooms and a family bathroom to the first floor. Externally, the property benefits from a generously sized rear garden and the added advantage of off-road parking to the rear. An ideal first-time purchase or investment opportunity.

**Lounge 11'4" x 10'9" (3.46m x 3.30m)**



PVC double glazed window and door to front. Skimmed ceiling. Radiator. Feature fireplace recess. Built in meter cupboard. Door opening to dining room.



**Dining Room 11'5" x 10'9" (3.48m x 3.30m)**



PVC double glazed window to rear. Vinyl flooring. Radiator. Built in under-stairs storage cupboard. Stairs leading to first floor landing.



**Kitchen 10'4" x 6'2" (3.17m x 1.88m)**



PVC double glazed window and door to side. Skimmed ceiling. Extractor fan. Laminate flooring.



Fitted with a matching range of base and eye level units with work surfaces over. Tiled splashbacks. Free standing electric cooker. Plumbing and space for washing machine. Sink inset with mixer tap with chrome mixer tap over. Space for fridge/freezer.

### First Floor Landing

Doors to bedrooms and bathroom.

### Bedroom 1 11'5" x 10'9" (3.50m x 3.30m)



PVC double glazed window to front. Skimmed ceiling. Built in over stairs cupboard. Radiator. Loft access.

### Bedroom 2 11'5" x 7'9" (3.49m x 2.37m)



PVC double glazed window to rear. Radiator. Built in wardrobe with fitted shelves.



### Bathroom 10'3" x 6'3" (3.13m x 1.91m)



PVC double glazed window to rear. Laminate flooring. Full height wall boarding. Chrome heated towel rail. Four piece suite comprising panelled bath with chrome mixer tap. Quadrant shower cubicle with glass sliding door with thermostatic bar shower, rainfall head and separate shower attachment. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage. Mirrored vanity cabinet. Extractor fan.

## Outside



The rear garden is enclosed by timber fencing and laid to lawn with patio seating area. Outside light. Cold water tap available. Timber storage shed. Gated access to driveway.

There is a driveway to the rear with gravel drive, providing off road parking. There is no dropped kerb currently in place.



## Outbuilding



There is an outbuilding comprising a store room with wall mounted gas central heating boiler. Power and light connected and WC.

## Property Postcode

For location purposes the postcode of this property is: PE11 1NN

## 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: A  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: Scottish Power  
 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  
 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: D66

**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**

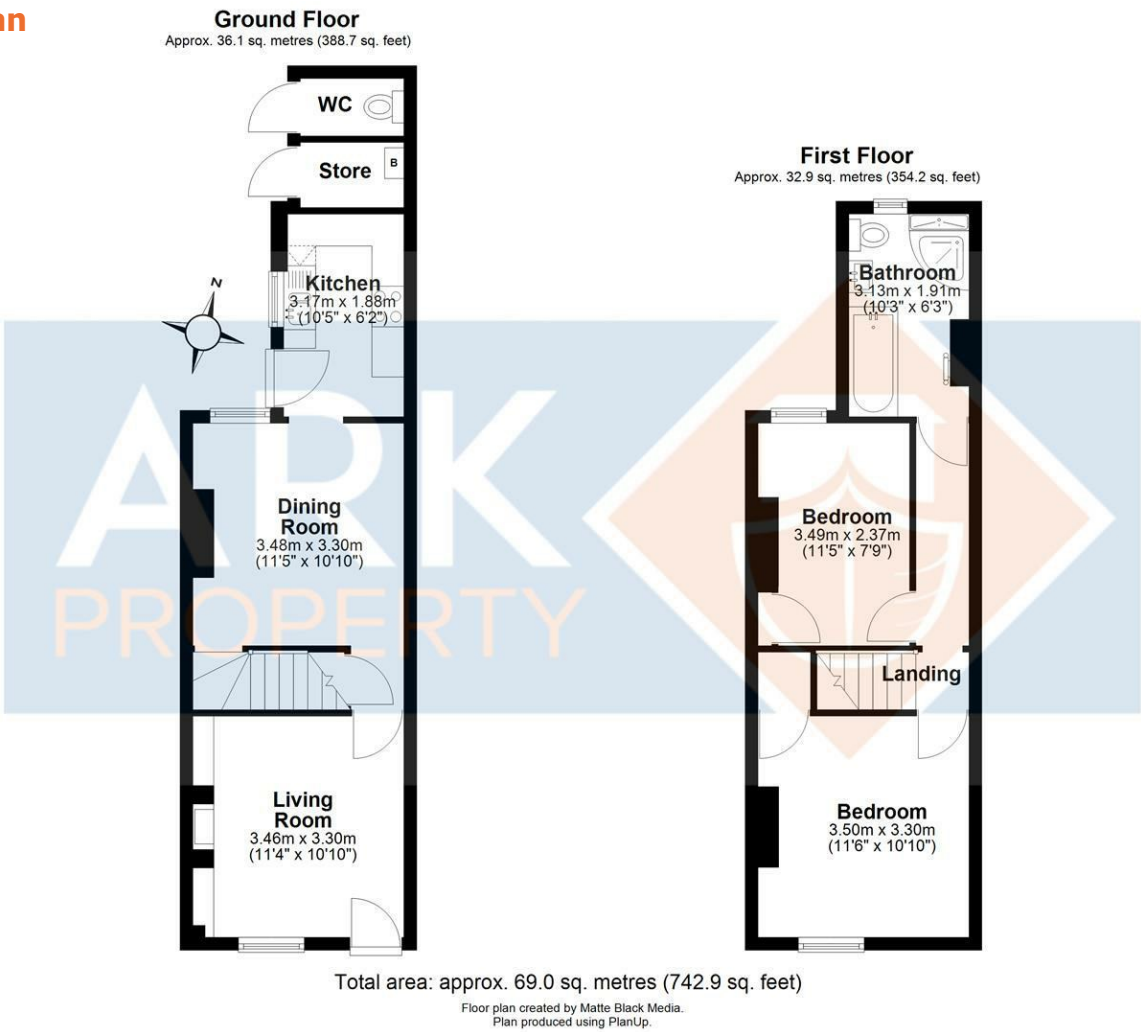
We can also offer full Financial and Solicitor services.

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**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

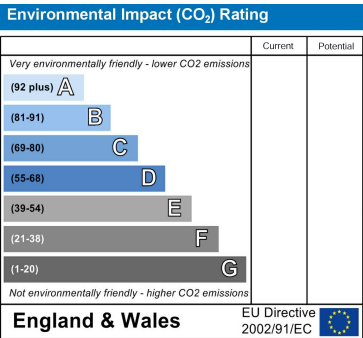
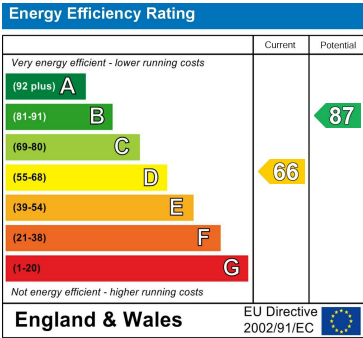
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

