



## **180 Pennygate, Spalding, PE11 1LT**

**£190,000**

Well presented three bedroom semi detached property, situated in a popular residential area. Close by to all local amenities and within walking distance to Spalding Town Centre. The property benefits from off road parking to the front, good sized rear garden and being modern and tastefully decorated throughout. Internally, the property comprises of living room, dining room, kitchen, utility room and shower room, with three bedrooms to the first floor. Block paved driveway providing off road parking with gated side access to the rear garden. Enclosed rear garden, mainly laid to lawn with paved area ideal for seating and entertaining.

Call today to get your viewing booked in!



**Lounge 11'5" x 12'2" (3.50m x 3.72m)**



PVCu double glazed bay window to front,. Composite entrance door. Coving to skimmed ceiling. Radiator. Gas fireplace with wooden surround and granite hearth.

**Dining Room 10'11" x 12'1" (3.35m x 3.70m)**



PVCu double glazed window to rear. Coving to skimmed ceiling. Radiator. Exposed original floorboards. Stairs to first floor. Opening to kitchen.

**Kitchen 10'4" x 6'11" (3.15m x 2.12m)**



PVCu double glazed window and composite door to side. Skimmed ceiling. Radiator. Fitted with a matching range of base, eye level and full height units. Roll edge worktops with metro tile splashback. Four ring electric hob with stainless steel extractor hood over and electric oven and grill under. Tiled floor. Space and plumbing for dishwasher. Opening to.

**Utility area 3'7" x 6'9" (1.11m x 2.06m)**



Tiled floor. Space for fridge freezer. Space for washing machine and tumble dryer. Door to bathroom.

**Bathroom 8'0" x 6'5" (2.44m x 1.98m)**



PVCu double glazed window to side. vaulted ceiling with recessed ceiling spotlights, wall mounted chrome heated towel rail. Fitted with a four piece suite comprising panel bath with chrome taps over. Shower cubicle with glass door and electric shower. Close coupled toilet and pedestal wash hand basin with chrome taps over. Tiled flooring and fully tiled walls.

**Landing 14'3" x 2'1" (4.36m x 0.65m)**

Coving to ceiling with loft access. Radiator. Doors to bedrooms one, two and three.



### Bedroom One 11'6" x 12'4" (3.52m x 3.78m)



PVCu double glazed window to front. Coving to ceiling. Radiator

### Bedroom Two 9'9" x 11'1" (2.98m x 3.39m)



PVCu double glazed window to rear. Coving to skimmed ceiling, radiator. Built in airing cupboard housing gas central heating boiler and hot water cylinder.

### Bedroom Three 12'11" x 6'10" (3.96m x 2.09m)



PVCu double glazed window to side. Coving to ceiling. Radiator.

### Outside



The property offers a block paved frontage offering off road parking for up to two cars. The block paving continues to the side of the property to a secure gate that, in turn, opens to the rear. The rear garden consists of a concrete courtyard, great for seating and entertaining then opening on to a patio area with lawn beyond. There is a raised hard standing area suitable for hot tub, shed or similar and outside tap. All enclosed by timber fencing with concrete posts.



### Spalding

Spalding is a bustling Georgian market town set around the picturesque river Welland; situated between the market town of Boston (14.8 miles away) and the cathedral city of Peterborough (19 miles away). Spalding town centre has to offer a selection of supermarkets, pub/restaurants/cafes, primary and secondary schooling, banks multiple doctors' surgery's, a hospital, a night club and a water taxi which takes you down the river Welland for a nice day out.

Easy access to the A16 provides access towards Peterborough and the A1, whilst Spalding's railway station connects to the East Coast mainline services to London Kings Cross and Midlands Cross Country services to Cambridge, at Peterborough.

### Property Postcode

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

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: E  
COUNCIL TAX BAND: A  
HEATING: Gas

**PLEASE NOTE:**

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

**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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

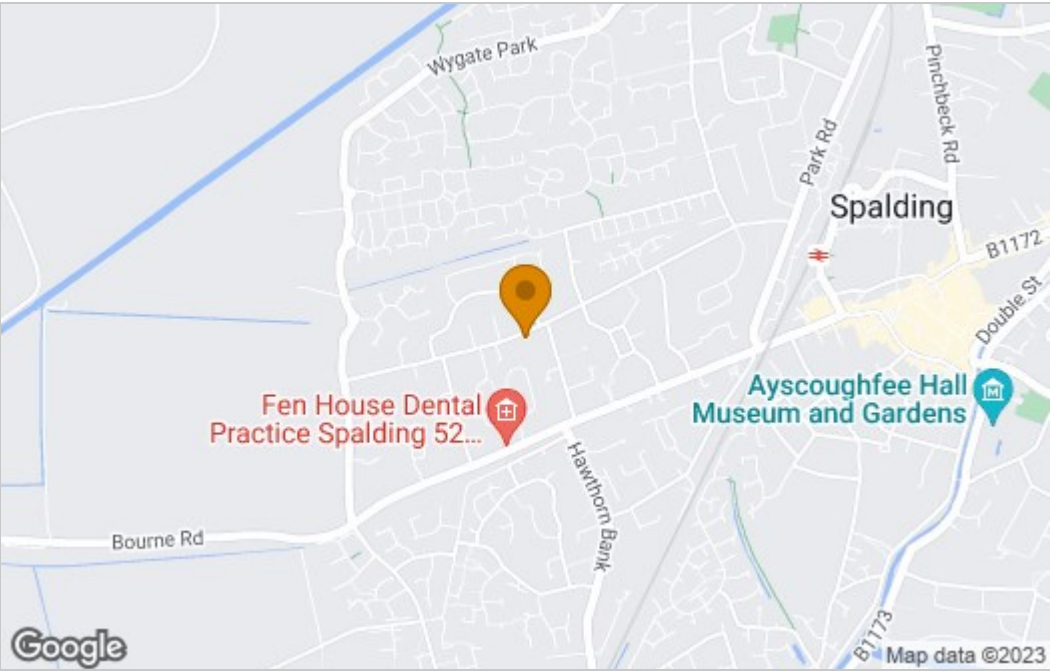
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These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must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

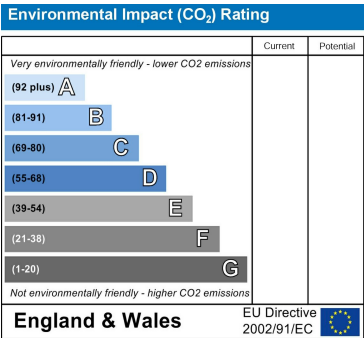
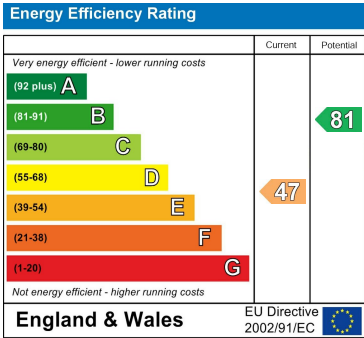
Floor Plan



Area Map



Energy Efficiency Graph



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