ARK PROPERTY

331 Pennygate, Spalding, PE11 1LQ

£170,000

- Three-bedroom semi-detached home
- Popular Pennygate location
- Ideal renovation project
- Off-road parking
- Good-sized garden
- Close to parks and schools
- Spacious living space
- No forward chain

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated on Pennygate, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking for a fantastic project in a sought-after family location.

The property benefits from a spacious layout with a bathroom located upstairs, off-road parking, and a good-sized rear garden—ideal for families or those who enjoy outdoor space.

Although the property requires some cosmetic attention, it presents great potential to modernise and add value.

Conveniently located close to local parks and well-regarded schools, the home is perfectly positioned for family living.

Entrance Hall

PVC double glazed door. Coving to ceiling. Electric radiator. Stairs to first floor landing. Door to lounge/diner.

Lounge/Diner 23'3" x 11'8" (7.10m x 3.57m)

PVC double glazed bay window to front and window to rear. Coving to ceiling. Two electric radiators. Door to kitchen.

Kitchen 14'9" x 8'9" (4.50m x 2.68m)

PVC double glazed windows to side. Window to rear. Coving to skimmed ceiling. Fitted base and eye level units with worktop space and matching upstand. Stainless steel sink with double drainer. Space for cooker. Space for fridge/freezer. Radiator. Understairs cupboard with built in shelving and utility meters. Glazed door opening to rear porch.

Rear Porch 4'10" x 5'4" (1.48m x 1.64m)

Brick and PVC double glazed construction with door to garden. Door opening to cloakroom.

Cloakroom

PVC double glazed window to rear. Fitted toilet.

First Floor Landing 11'10" x 6'1" (3.61m x 1.86m)

Coving to ceiling. Built in cupboard with fitted shelving. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 10'11" x 15'1" (3.34m x 4.62m)

PVC double glazed window to front. Coving to ceiling. Electric radiator.

Bedroom 2 11'10" x 8'9" (3.62m x 2.67m)

PVC double glazed window to rear. Coving to ceiling. Electric radiator.

Bedroom 3 8'3" x 8'10" (2.53m x 2.70m)

PVC double glazed window to rear. Coving to ceiling. Built in airing cupboard with fitted shelving and hot water cylinder.

Bathroom 6'0" x 5'11" (1.83m x 1.81m)

PVC double glazed window to side. Extractor fan. Wall mounted electric towel radiator. Tiled flooring. Fitted with a 3 piece suite comprising panelled bath with chrome mixer tap over and electric shower. Glass shower screen. Concealed cistern toilet with push button flush and wash hand basin with chrome mixer tap set in vanity unit with built in storage.

Outside

To the front of the property is a gravel driveway providing off road parking. Concrete pathway leading to the front door.
The rear garden is enclosed by timber fencing. Laid to lawn with concrete footpath leading to the rear with vegetable bed. Raised composite deck, ideal for seating and entertaining. Garden shed with door to front and window to side.

Garage 12'2" x 9'5" (3.73m x 2.89m)

Window to side. Pedestrian door to front.

Property Postcode

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

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: Outfox the market
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Electric 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:

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

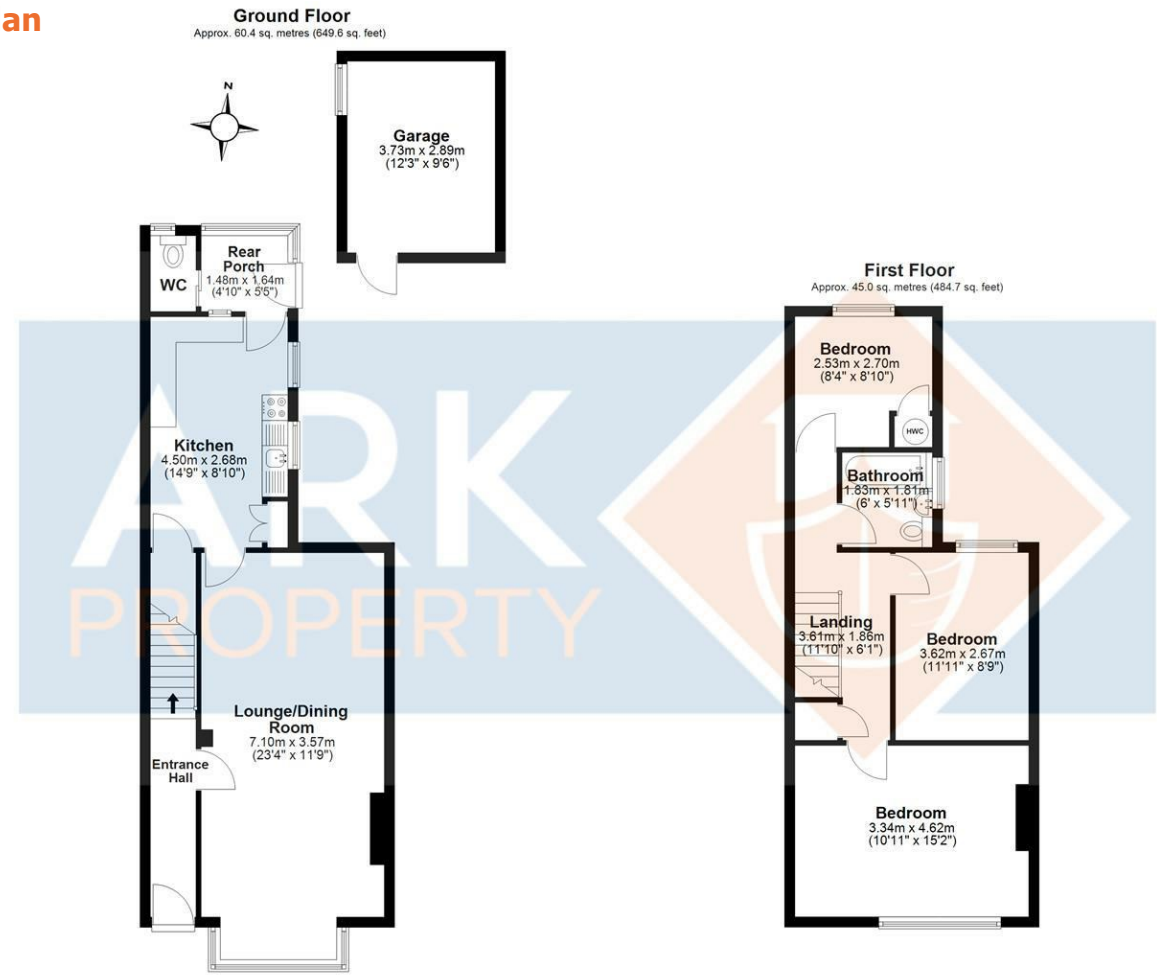
We can also offer full Financial and Solicitor services.

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

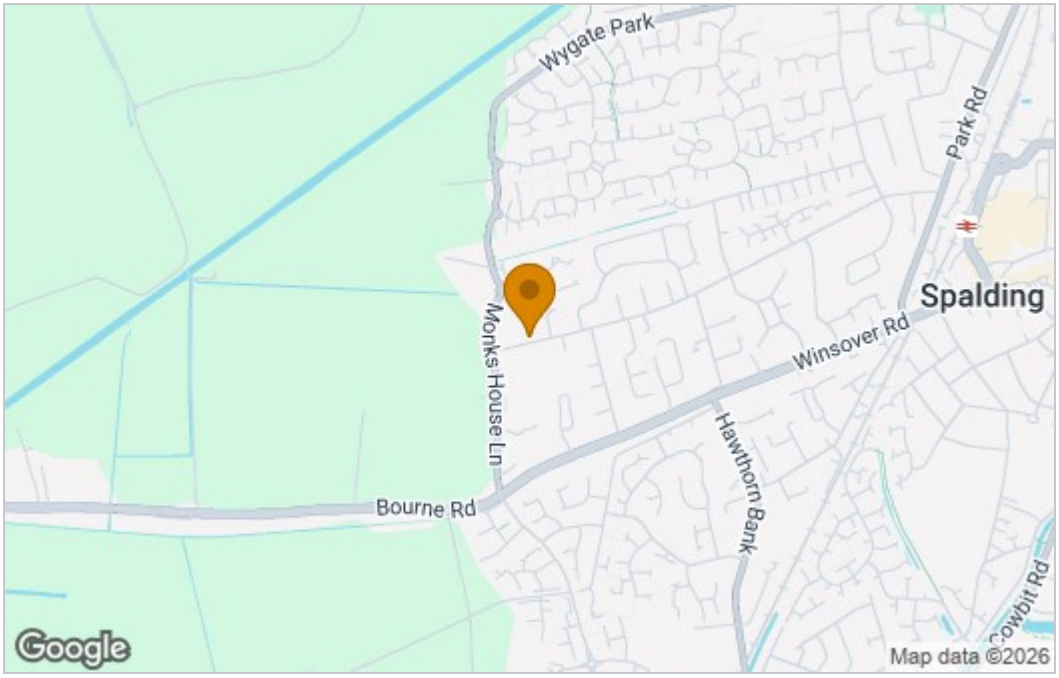
Floor Plan



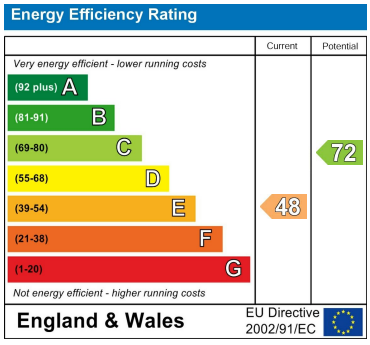
Total area: approx. 105.4 sq. metres (1134.4 sq. feet)

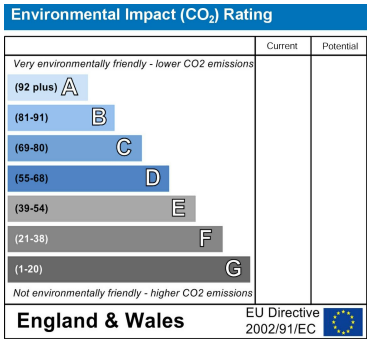
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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