



162 Pennygate, Spalding, PE11 1LT

£170,000

- Two-bedroom semi-detached home in a popular location
- Bay-fronted lounge and separate dining room
- Kitchen with adjoining utility room
- Off-road parking and single garage to the rear
- Requires modernisation with excellent potential throughout
- Offered for sale with no onward chain

Situated in the sought-after market town of Spalding, this two-bedroom semi-detached home on Pennygate offers an excellent opportunity for buyers looking to put their own stamp on a property. Requiring a degree of modernisation, the home is full of potential and is offered to the market with no onward chain.

The accommodation briefly comprises a welcoming bay-fronted lounge, separate dining room, kitchen and useful utility room to the ground floor. Upstairs, there are two well-proportioned bedrooms, a separate WC and family bathroom, all accessed from the first-floor landing.

Externally, the property benefits from off-road parking and a single garage to the rear, providing practical storage and parking solutions.

An ideal purchase for first-time buyers, investors or those seeking a renovation project in a convenient location, this property presents a fantastic opportunity to create a wonderful home.

Entrance Hall

Double glazed entrance door to side. Coving to ceiling. Stairs to first floor landing. Doors to lounge and dining room.

Lounge 11'1" x 12'5" (3.40m x 3.81m)



PVC double glazed Bay window to front. Coving to skimmed ceiling. Radiator.

Dining Room 12'2" x 12'5" (3.71m x 3.81m)



PVC double glazed windows to side and rear. Exposed floor boards. Open fireplace. Radiator. Built in under stairs cupboard with fitted shelf. Opening to kitchen. The hive boiler connection box is on the window sill.



Kitchen 14'4" x 7'11" (4.39m x 2.42m)



PVC double glazed windows and door to side. Tiled flooring. Radiator. Matching range of base and eye level units. Sink unit with drainer and mixer tap. Tiled splash backs. Space for fridge. Four ring hob with extractor hood over. Integrated electric eye level oven and grill. Opening to utility room.

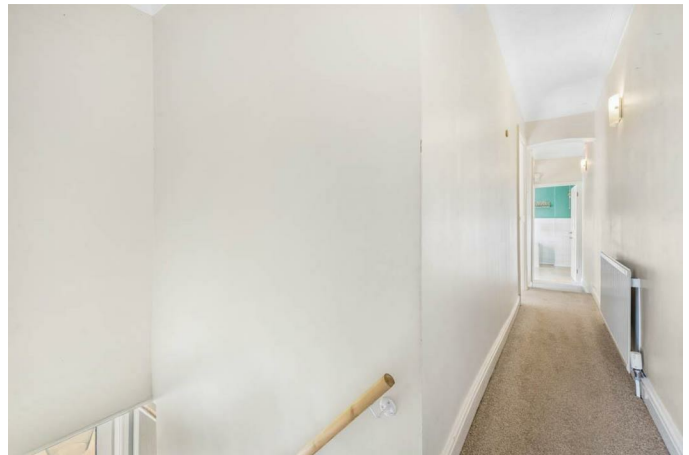


Utility Room 6'11" x 7'11" (2.13m x 2.43m)



PVC double glazed windows to side. Tiled flooring. Fitted base units. Sink unit with drainer and mixer tap. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge/freezer.

First Floor Landing



Radiator. Doors to bedrooms and bathroom.

Bedroom 1 11'1" x 12'5" (3.38m x 3.81m)



PVC double glazed window to front. Coving to ceiling. Radiator. Feature fireplace. Built in wardrobe with fitted shelf and hanging rail.

Bedroom 2 12'2" x 9'8" (3.72m x 2.97m)



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

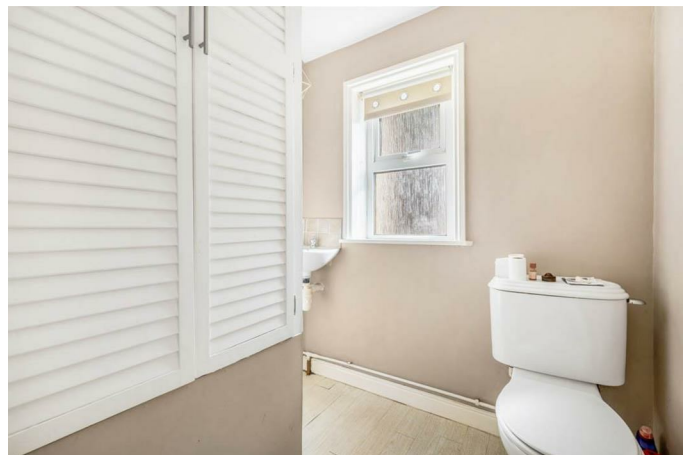


Bathroom 8'2" x 7'11" (2.49m x 2.43m)



PVC double glazed window to side. Extractor fan. Vinyl flooring. Heated towel rail. P shaped bath with electric shower and chrome mixer tap. Wash hand basin with chrome mixer tap set in vanity unit with built in storage.

WC



PVC double glazed window to side. Fitted close coupled toilet. Wash hand basin. Built in storage cupboard with wall mounted mains gas central heating boiler.

Outside



The front of the property there is a gated entrance laid to gravel and slate with side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Mostly hard standing. There is a rear gate giving access to the driveway and door opening to the garage.



Garage 9'10" x 20'0" (3.00m x 6.10m)



There is a garage to the rear of the property.

Property Postcode

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

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: EDF
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Gas central heating
 Heating features: boiler controlled by app and WiFi.
 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 Single 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: D61

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

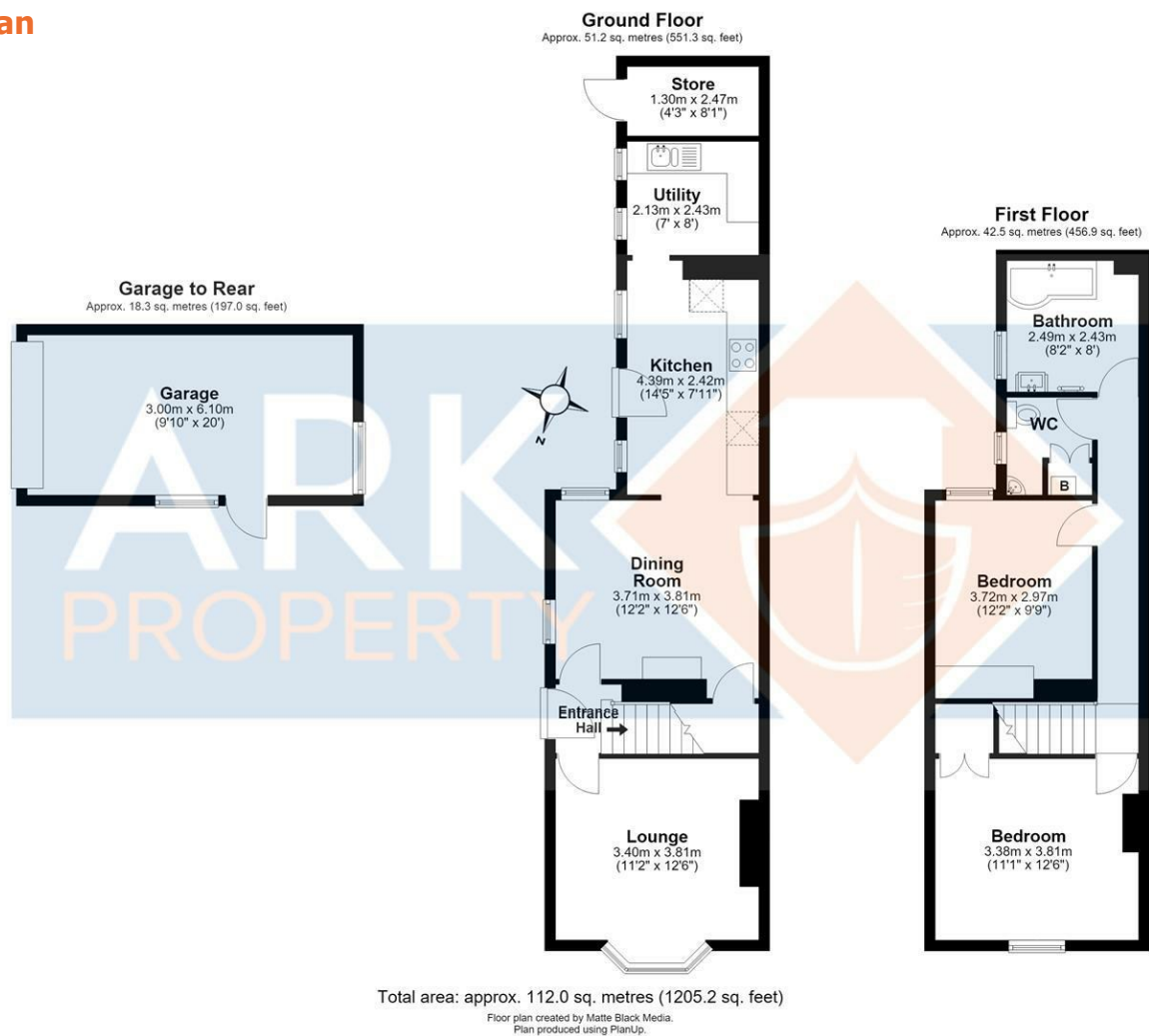
We can also offer full Financial and Solicitor services.

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.

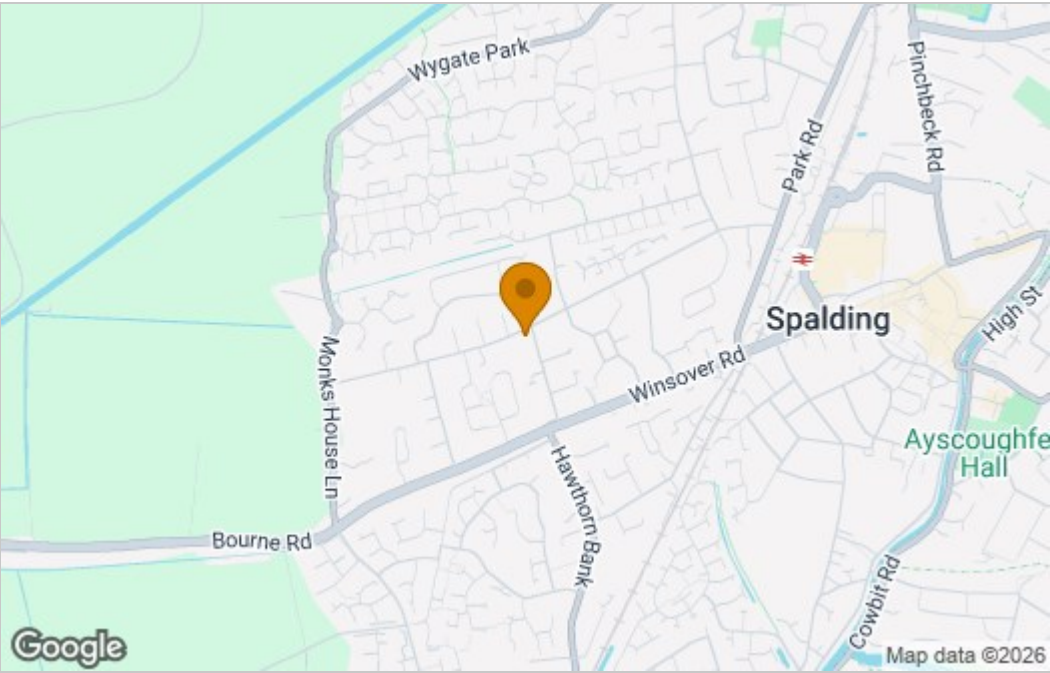
Disclaimer

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.

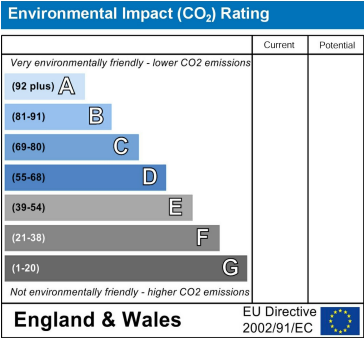
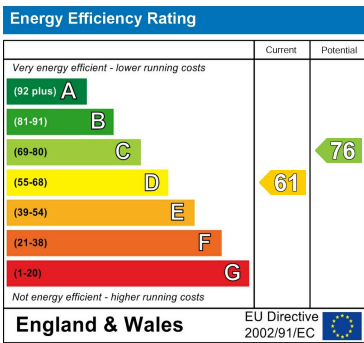
Floor Plan



Area Map



Energy Efficiency Graph



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