



17 Pennyfield, Spalding, PE11 3RG

£1,250 Per Calendar Month

Situated in the picturesque village of Pinchbeck, this charming three bedroom detached home is currently undergoing a full refurbishment to a high standard. The property will feature brand new white uPVC windows and a new front door. Throughout the interior, the house has been redecorated, with new carpets fitted upstairs and laminate flooring laid downstairs.

Inside, the home offers a spacious reception room, a kitchen that is being fully refitted, a convenient downstairs WC, a newly remodelled family bathroom with a bath and walk in shower, and three generously sized bedrooms. Additional benefits include gas central heating, off-road parking, a single garage, and a sizeable garden laid to turf with a patio area.

£1442 30 deposit (Council Tax Band C - available now)

Entrance Hall

Composite door, laminate flooring, sockets, window to side aspect, stairs to first floor.

Living Room



Vinyl, radiator, textured ceiling, window to front aspect, patio doors to rear aspect.

Kitchen



Windows to the rear aspect. Laminate flooring. Base and wall units with black work surface. Stainless steel sink with mixer tap. Oven and hob. Radiator. Boiler. Space for washing machine and fridge/freezer.

Cloakroom

Window to the side aspect. Wash hand basin with tiled splashback. Toilet. Laminate flooring.

Bedroom One



Windows to front aspect, sockets, carpeted.

Bedroom Two



Windows to rear aspect, sockets, carpeted.

Bedroom Three



Windows to rear aspect, sockets, carpeted.

Garden

The rear garden is fully fenced and laid to lawn with a patio area.

Exterior

The front garden is laid to lawn one side and the other side is off road parking leading to a single garage.

Property Postcode

For location purposes the postcode of this property is: PE11 3RG

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.

Verified Material Information

Council tax band: C
Annual charge: N/A
Property construction: Brick
Electricity supply: Mains
Solar Panels: N/A
Other electricity sources: N/A
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Heating features: N/A
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available.
Mobile coverage: As stated by Ofcom, Vodafone is likely over voice and data, O2 is likely over voice but limited over data and EE and Three are limited over voice and data

Parking: Driveway and Single Garge
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water- low, rivers and the sea-

low, 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

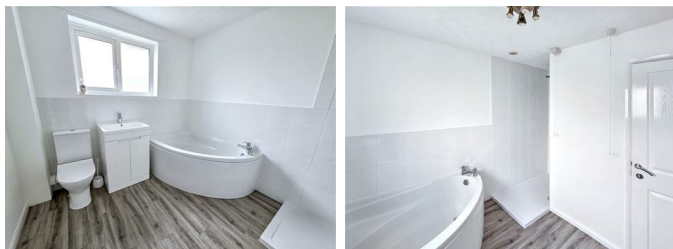
Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: To be confirmed

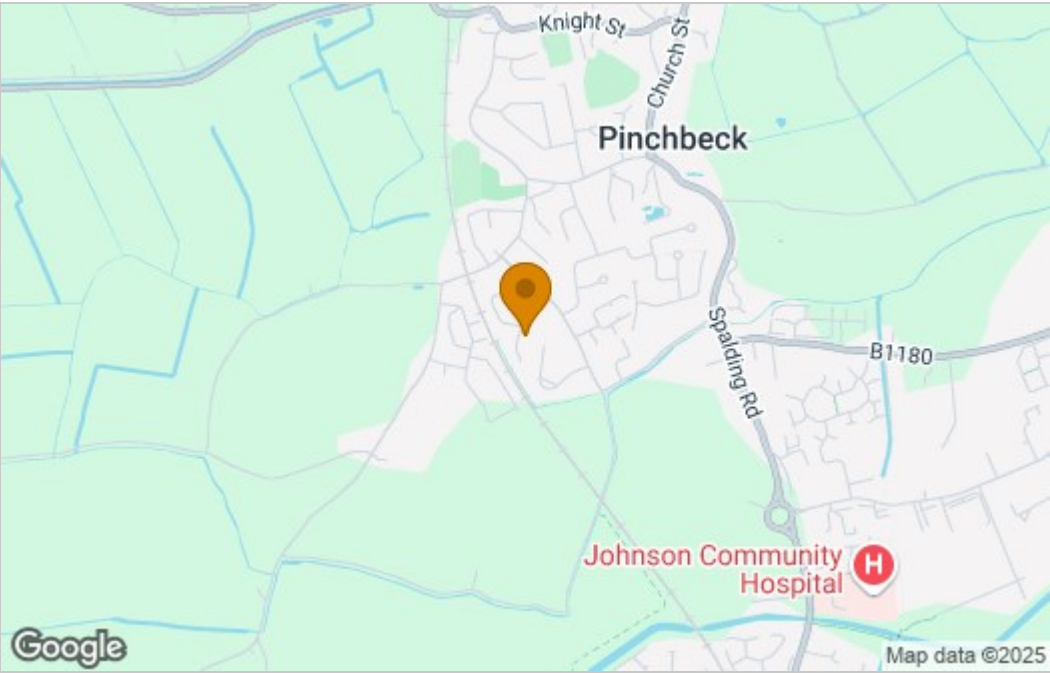
Bathroom



Window to the front aspect. Three piece suite comprising a bath, toilet and wash basin. Walk in shower. Lino flooring. Tiled walls. Shaver point.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

