



55 Pennygate, Spalding, PE11 1NN

£165,000

Offered for sale on the popular Pennygate in Spalding is this three bedroom semi-detached house with front and rear gardens and off road parking for 2 cars. Internally comprising entrance hall, lounge, dining room, kitchen and bathroom to the ground floor. To the first floor are three bedrooms and shower room. There is a staircase leading up to an attic room. Contact Ark for more information.

Entrance Hall

PVCu double glazed door to side, stairs to first floor landing, doors to lounge and dining room.

Lounge



PVCu double glazed window to front, coving to ceiling, radiator.

Dining Room



PVCu double glazed window to rear, coving to ceiling, radiator, under stairs cupboard, feature fireplace with wooden surround. Door to kitchen.

Kitchen



PVCu double glazed window to side and door to side, coving to ceiling, tiled flooring. Fitted with a matching range of base and eye level units, roll edge worktop space with stainless steel sink and drainer, four ring electric hob with extractor hood over and oven and grill under. Tiled splashbacks, wall mounted gas central heating boiler.

Bathroom



PVCu double glazed window to side. Fitted panel bath with tiled splashback and taps over, close coupled toilet and inset sink with chrome taps over.

Landing

With doors to bedrooms one, two, three and shower room. Stairs to attic room.

Bedroom One



PVCu double glazed window to front, radiator.

Bedroom Two



PVCu double glazed window to rear, radiator.

Bedroom Three



PVCu double glazed window to rear, radiator.

Shower Room



Fitted close coupled toilet and glazed shower cubicle, extractor fan.

Attic Room



Restricted head height room with velux style window and panelling to walls and ceiling.

Outside



The property can be accessed from Pennygate to the front and Brown's Gate to the rear. There are front and rear gardens laid to lawn and a concrete courtyard to the rear. Gated access leads to the block paved parking area providing off road parking for multiple vehicles.



Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

COUNCIL TAX BAND: A

PLEASE NOTE:

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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.

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.

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.

Property Postcode

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

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.

Floor Plan

Area Map



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Energy Efficiency Graph

