

Pennygate, Spalding, Lincolnshire, PE11 1NW.



Kitchen



Dining Room



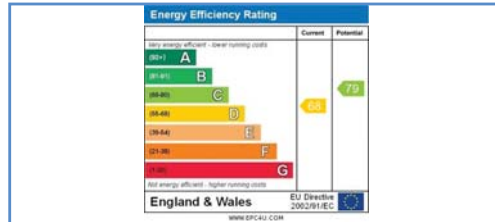
Garden Room



Bedroom



Rear Garden



Energy Performance Certificate

Draft details only may be subject to amendment  
 None of the statements/measurements in these particulars should be relied on as representations of fact.  
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

# Harrison Rose

Estate Agents

## FOR SALE



Detached four bedroom family home located in Spalding.  
 Pennygate, Spalding, Lincolnshire, PE11 1NW.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- UTILITY ROOM
- DINING ROOM
- ENCLOSED REAR GARDEN

**£274,950**



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Ref: S099

www.harrisonroseproperty.com

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## Ground Floor

### Hall

Entrance door, under stair cupboard, coving to ceiling, stairs leading to landing, doors to:

### Lounge

3.90m (12'9") x 3.53m (11'7")  
UPVC double glazed bow window to front, feature open fire fireplace, single radiator, coving to ceiling, dado rail.

### Dining Room

3.58m (11'9") x 3.26m (10'9")  
Two uPVC windows to side, radiator, archway to garden room, further archway to:

### Kitchen

2.67m (8'9") x 1.98m (6'6")  
Fitted with a matching base and eye level units with worktop space over, circular stainless steel sink and drainer with mixer tap, built-in fridge, gas oven with six ring gas hob, extractor hood over, tiled flooring, uPVC window to side.

### Garden Room

4.19m (13'9") x 3.26m (10'9")  
Single radiator, TV point, laminate flooring, feature wood burner, bi-fold doors to garden.

### Utility

3.80m (12'5")max x 1.98m (6'6")  
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with mixer tap, single radiator, built-in storage cupboard, spotlights, uPVC double glazed window to rear, door leading to side of property.

### WC

Fitted with a two piece suite comprising a low level WC and wash hand basin, single radiator, frosted uPVC double glazed window to side.

## First Floor

### Landing

Built-in airing cupboard housing cylinder boiler, double glazed window to the side, doors to:

### Bedroom 1

3.96m (13') x 3.56m (11'8")max  
UPVC double glazed window to front, single radiator, built-in wardrobes, door to:

### En-suite

Fitted with a three piece suite comprising a double shower, wash hand basin and low level WC, heated towel rail, spotlights, laminate floor.

### Bedroom 2

4.27m (14') x 2.64m (8'8") max  
UPVC double glazed window to rear, single radiator.

### Bedroom 3

4.27m (14')max x 3.20m (10'6")max  
UPVC double glazed window to rear, single radiator, access to loft.

### Bedroom 4

2.22m (7'3") x 1.75m (5'9")  
UPVC double glazed window to front, radiator, coving to ceiling.

### Bathroom

Fitted with a four piece suite comprising a shower cubicle, bath with shower attachment, low level WC and wash hand basin, heated towel rail, spotlights, uPVC double glazed window to side.

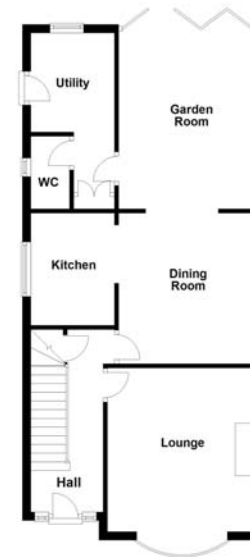
### Outside

The front of the property is mainly laid to gravel allowing for ample off road parking, step to front entrance door, door to rear garden. Enclosed rear garden, laid to lawn with a mixture of shrubs and bushes, patio area to the rear, raised wooden decking area for further seating perfect for entertaining.

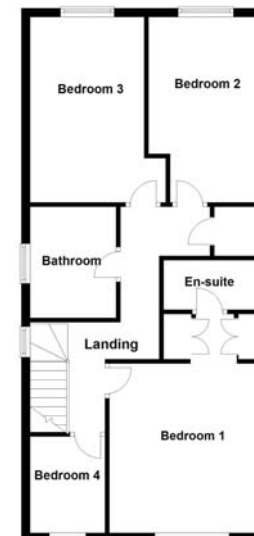
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -