

Pennie Way, Spalding, Lincolnshire, PE11 2DB.



Kitchen



Lounge



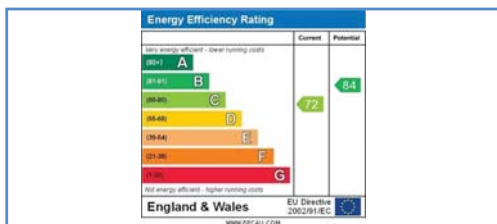
Dining Room



Bedroom



Enclosed Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Detached, four bedroom family home located in Spalding.

Pennie Way, Spalding, Lincolnshire, PE11 2DB.

OFFER OVER

£275,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- CUL-DE-SAC LOCATION

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Ref: S137

www.harrisonroseproperty.com

Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82

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Ground Floor

Hall

Entrance door, two uPVC double glazed windows to front, stairs leading to landing, doors to:

Lounge 4.58m (15') x 3.74m (12'3")

UPVC double glazed window to front, feature fireplace, double radiator, oak flooring, coving to ceiling, open plan to:

Dining Room 3.48m (11'5") x 2.96m (9'9")

UPVC double glazed window to rear, double radiator, coving to ceiling.

Kitchen 3.48m (11'5") max x 2.54m (8'4")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for cooker, tiled flooring, ceiling spotlights, built-in storage cupboard, uPVC double glazed window to rear, opening to:

Rear Lobby

Double radiator, tiled flooring, door to conservatory, opening to :

Utility 3.23m (10'7") x 1.99m (6'7")

Two uPVC double glazed windows to side, plumbing for washing machine, tiled flooring.

Conservatory 1.90m (6'3") x 2.64m (8'8")

UPVC double glazed surround, plumbing for washing machine, tiled flooring, door leading to rear garden.

Family Room/ Bedroom Two 4.84m (15'10") x 4.68m (15'4")

Two uPVC double glazed windows to front, double radiator, door to:

Wet Room

Fitted with a three piece suite comprising a shower area, wash hand basin and low-level WC, extractor fan, heated towel rail, tiled surround.

First Floor

Landing

UPVC double glazed window to side, doors to:

Bedroom 1 4.30m (14'1") x 3.28m (10'9")

UPVC double glazed window to front, single radiator, coving to textured ceiling.

Bedroom 3 3.76m (12'4")max x 3.28m (10'9") max

UPVC double glazed window to rear, built-in airing cupboard, single radiator.

Bedroom 4 2.30m (7'7") x 2.24m (7'4")

UPVC double glazed window to front, single radiator, laminate flooring, textured ceiling.

Bathroom

Fitted with a three piece suite comprising a bath with hand shower over, pedestal wash hand basin and low-level WC, tiled flooring, coving to textured ceiling, uPVC double glazed window to rear.

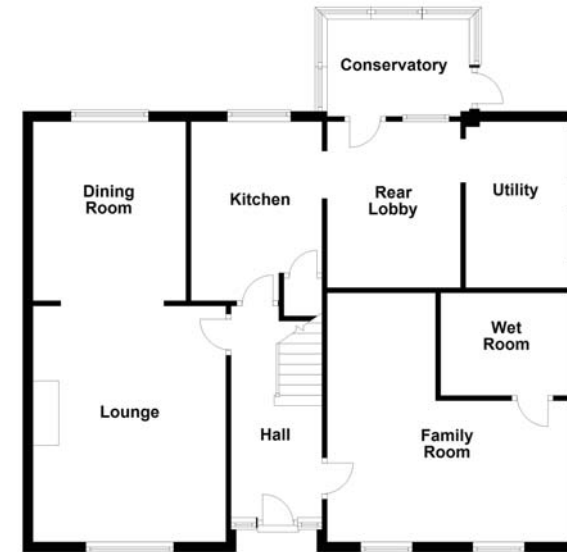
Outside

The front of the property is mainly laid to lawn with a driveway to the side allowing for ample off road parking, external lighting.

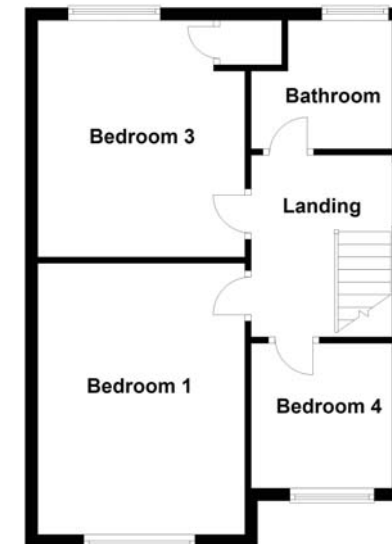
Enclosed rear garden, mainly laid to lawn with a patio area, external lighting.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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

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