

Pennygate, Spalding, Lincolnshire, PE11 1LT.



Kitchen



Lounge



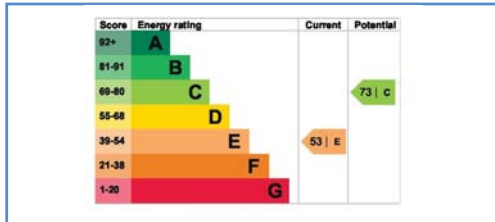
Dining Room



Bedroom One



Rear Garden



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Semi-detached, three bedroom family home in Spalding.

Pennygate, Spalding, Lincolnshire, PE11 1LT.

- WELL PRESENTED
- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- DINING ROOM
- LOW MAINTENANCE REAR GARDEN

**£175,000**

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.

Harrison Rose Estate Agents is a trading name of Harrison Rose Spalding Ltd.

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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Ref: S142

[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

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## Ground Floor

### Entrance Hall

Entrance door, built-in storage cupboard, laminate flooring, stairs leading to landing, doors to:

### Lounge 3.78m (12'5") x 3.43m (11'3")

UPVC double glazed bay window to front, feature electric fireplace, single radiator, laminate flooring, coving to ceiling.

### Dining Room 3.76m (12'4") x 3.73m (12'3") max

UPVC double glazed window to side, radiator, laminate flooring, coving to ceiling, door to:

### Kitchen 3.78m (12'5") x 3.76m (12'4")

Fitted with a matching base and eye level units with worktop space over and breakfast bar, 1+1/2 bowl stainless steel sink with mixer tap, space for fridge/freezer, laminate flooring, coving ceiling, uPVC double glazed window to rear, two uPVC double glazed windows to side, door to:

### Utility 2.00m (6'7") x 1.38m (4'6")

Fitted with a with worktop space, space for dishwasher and washing machine, uPVC double glazed window to side, door to rear garden, door to:

### Bathroom

Fitted with a four piece suite comprising a corner bath, shower cubicle, pedestal wash hand basin and low level WC, tiled surround, heated towel rail, built-in storage cupboard, access to loft, two uPVC frosted double glazed windows to side.

## First Floor

### Landing

Access to loft, sliding doors, further door to:

### Bedroom 1 3.81m (12'6") x 3.43m (11'3")

UPVC double glazed window to front, single radiator, coving to ceiling, built-in wardrobe.

### Bedroom 2 3.74m (12'3") x 2.81m (9'3")

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

### Bedroom 3 3.71m (12'2")max x 2.45m (8')max

UPVC double glazed window to side, two wardrobes, radiator.

### Outside

The front of the property is mainly laid to paved allowing for off road parking, side gate. Low maintenance rear garden, laid to astro with wooden stepping stones leading to feature pergola and covered seating area.

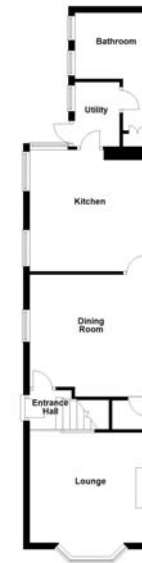
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- Call today to arrange your free valuation -

Ground Floor



First Floor



This floorplan has been drawn for illustration purposes only. Prospective purchasers should seek independent confirmation.

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