

Pennygate, Spalding, Lincolnshire, PE11 1LQ.



Kitchen



Lounge



Dining Area



Bedroom One



Enclosed Rear Garden



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Semi-detached three bedroom family home in Spalding.

Pennygate, Spalding, Lincolnshire, PE11 1LQ.

- WELL PRESENTED
- SEMI-DETACHED FAMILY HOME
- DINING ROOM
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN

**£186,995**

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Ref: S173

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

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.

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## Ground Floor

### Porch

Entrance door doors, door to:

### Hall

Stairs leading to landing, door to:

**Dining Area** 3.56m (11'8") x 3.56m (11'8")

Double glazed window to side and rear, built-in under stair storage cupboard, open plan to:

**Lounge** 4.21m (13'10") max x 3.56m (11'8")

UPVC double glazed boxed window to front, feature fireplace, radiator.

**Kitchen** 4.48m (14'8") x 2.70m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, integrated oven, built-in four ring electric hob with extractor hood over, plumbing for washing machine, space for fridge and freezer, ceiling spotlights, uPVC double glazed window to side, uPVC double door leading to rear garden.

## First Floor

### Landing

Built-in airing cupboard, doors to:

**Bedroom 1** 4.62m (15'1") x 3.35m (11')

UPVC double glazed window to front, built-in wardrobes, radiator.

**Bedroom 2** 3.59m (11'9") x 2.68m (8'9")

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

**Bedroom 3** 2.70m (8'10") x 2.55m (8'5")

UPVC double glazed window to rear, coving to ceiling.

### Bathroom

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

### Outside

The front of the property is mainly laid to gravel allowing for ample off road parking, side gate. Enclosed rear garden, laid to lawn with a gravelled area to the side comprising a mature tree and shrubs, gravelled pathway leading to rear with access to Summer House with multiple purpose usage and a patio 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 -