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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



79 Pennygate, Spalding PE11 1NN

£244,950 Freehold

- Detached House
- 4 Bedrooms
- Bathroom and Shower Room
- Off Road Parking, Garden
- Viewing Recommended

Detached family property situated in a convenient location in Spalding. This property has a lounge diner, kitchen, utility area, GROUND FLOOR BEDROOM AND SHOWER ROOM along with 3 further bedrooms and bathroom to the first floor. Off-road parking and garden. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

UPVC double glazed door leading into:

ENTRANCE PORCH

2' 10" x 6' 9" (0.88m x 2.07m) UPVC double glazed construction, wall light, vinyl flooring, obscured UPVC double glazed door with matching obscured UPVC double glazed windows to both sides leading into:

ENTRANCE HALLWAY

6' 0" x 12' 8" (1.84m x 3.87m) Textured ceiling, centre light point, BT point, coat rail, radiator, central heating thermostat, understairs storage cupboard, staircase rising to first floor. Door into:

LOUNGE DINER

12' 4" x 24' 8" (3.76m x 7.53m) UPVC double glazed window to the front elevation, UPVC double glazed patio doors to the rear elevation, textured ceiling, 2 centre light points, stripped polished floorboards, double radiator, single radiator, TV point, fitted gas log effect fire with wooden mantle.

From the Entrance Hallway a door leads into:



KITCHEN

9' 2" x 11' 6" (2.80m x 3.51m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the side elevation, textured ceiling, centre strip light, floor standing Glow worm gas boiler, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, stainless steel sink with mixer tap, space for fridge freezer, gas cooker point, obscured door to the side elevation leading into:

UTILITY AREA

7' 0" x 13' 9" (2.15m x 4.21m) at the widest point UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, skimmed ceiling, centre light point, radiator, plumbing and space for washing machine, space for fridge/freezer. Door into:



SHOWER ROOM

3' 10" x 6' 10" (1.19m x 2.10m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, vinyl floor covering, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and medicine cabinet over, fully tiled shower enclosure with fitted Triton power shower over.

From the Utility Room into:

BEDROOM 4

7' 6" x 13' 4" (2.30m x 4.07m) UPVC double glazed window to the front elevation, skimmed ceiling, centre spotlight fitment, storage cupboard off housing electric consumer unit board, radiator, further storage cupboard off housing gas meter.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 4" x 6' 11" (2.25m x 2.11m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, access to loft space.



BEDROOM 1

11' 1" x 12' 9" (3.38m x 3.89m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, polished stripped floorboards.

BEDROOM 2

11' 1" x 11' 1" (3.38m x 3.38m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, stripped floorboards, radiator.

BEDROOM 3

7' 5" x 9' 8" (2.27m x 2.97m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, stripped polished floorboards.



FAMILY BATHROOM

6' 8" x 7' 4" (2.04m x 2.25m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, storage cupboard off housing hot water cylinder, fully tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and bath with taps with fitted shower curtain, rail and Triton power shower over.

EXTERIOR

Hedged boundaries to the front and concrete driveway and further gravelled frontage for parking.

REAR GARDEN

Fenced boundaries, paved patio and laid to lawn.

DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road pass the level crossing and turn immediately right into Park Road, then proceed for around 400 yards turning left into Pennygate. The property is situated on the right hand side.





TENURE Freehold

SERVICES Mains Electric, Gas, Water and Drainage
3 Solar panels to heat the water

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11722

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		