



149 Pennygate, Spalding, PE11 1NW

£175,000

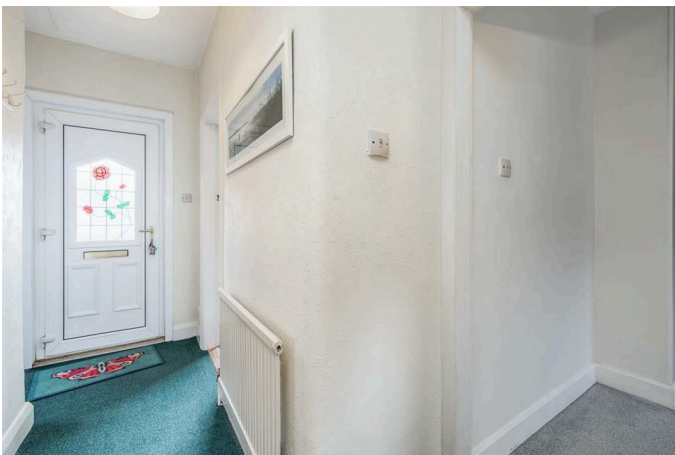
- PRICED TO SELL
- Within easy access of town and amenities
- Detached bungalow
- Good flowing layout
- In need of modernising in certain areas
- Outbuilding to rear
- Ample off road parking to front
- NO CHAIN

Located just a short walk from Spalding town centre, this well-positioned bungalow is ideal for anyone looking to have local amenities close at hand. Detached bungalows at this price point rarely stay on the market for long.

The property offers a pleasant internal layout with neutral décor throughout, making it easy for buyers to move straight in or add their own personal touch. With the convenience of the town nearby and the appeal of a detached home, this two-bedroom bungalow is sure to attract strong interest.

Early viewing is highly recommended—book your appointment today to avoid missing out.

Entrance Hall



UPVC door to front. Radiator.

Lounge 10'11" x 13'5" (3.34m x 4.10m)



UPVC double glazed window to front. Feature fireplace. Radiator.

Kitchen 7'3" x 7'8" (2.23m x 2.36m)



UPVC Double glazed window to side. Matching base and eye level units. Sink unit with drainer and mixer tap. Space for cooker. Extractor hood. Space and plumbing for washing machine. Radiator. Pantry with shelving.

Dining Room 13'5" x 6'6" (4.09m x 2.00m)



UPVC Double glazed window and door to front and rear. Electric fire. Space for tumble dryer. Space for fridge/freezer. Mains gas central heating boiler.

Bedroom 1 10'11" x 10'6" (3.34m x 3.21m)



UPVC Double glazed window to rear. Radiator. Built in cupboard with shelving.

Bedroom 2 7'9" x 11'1" (2.37m x 3.39m)



UPVC Double glazed window to rear. Radiator.

Bathroom 6'4" x 6'7" (1.95m x 2.02m)



UPVC Double glazed window to side. Panelled bath with taps and shower over. Radiator. Wash hand basin. Toilet. Loft access.

Outside



To the front of the property there is a gravelled driveway providing off road parking. The rear garden is enclosed by timber fencing. Mainly gravelled with flower beds.

Outbuilding 17'7" x 11'8" (5.38m x 3.56m)



Located in the rear garden.

Property Postcode

For location purposes the postcode of this property is: PE11 1NW

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: A
 Annual charge: No
 Property construction: Brick built
 Electricity supply: Ovo
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Gas central heating
 Heating features: No
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
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Parking: Driveway
 Building safety issues: No
 Restrictions: No
 Public right of way: No
 Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
 Coastal erosion risk: No
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: D68

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

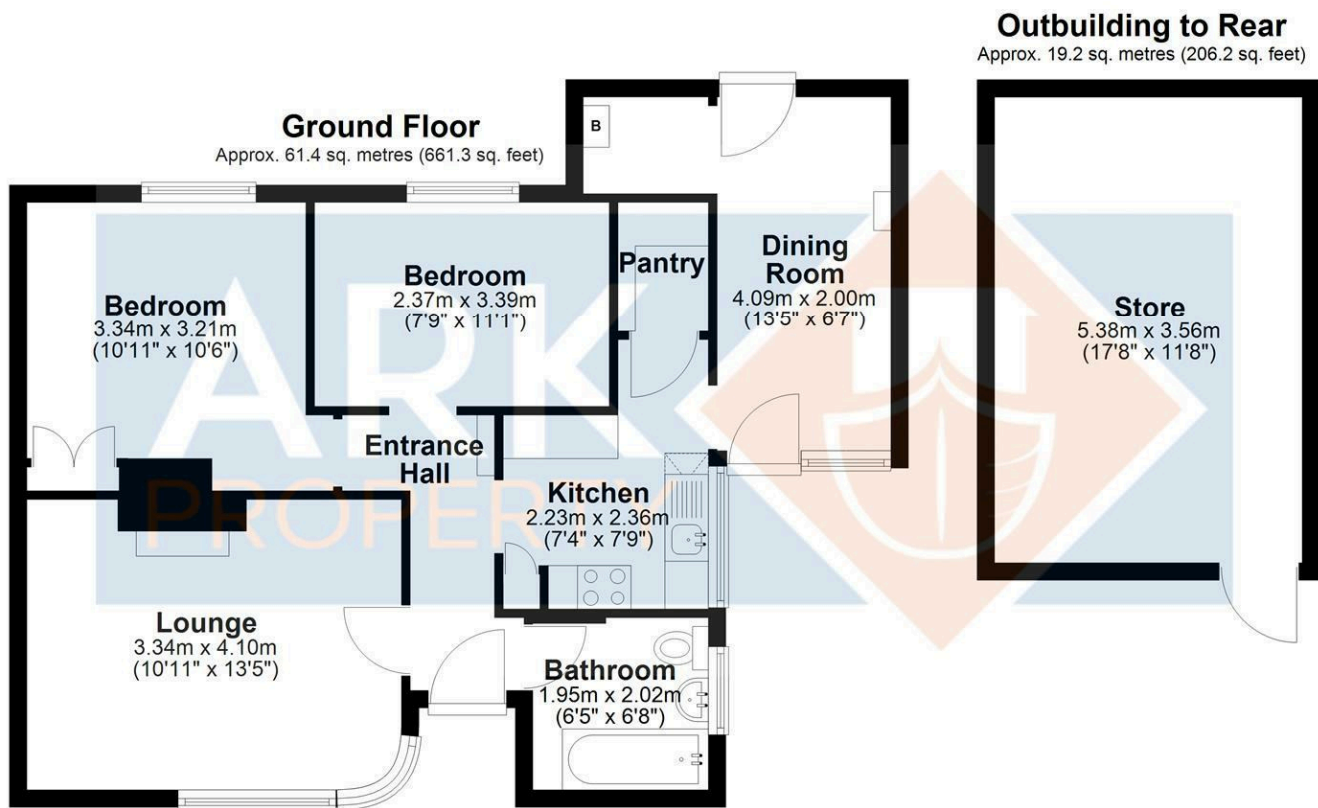
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



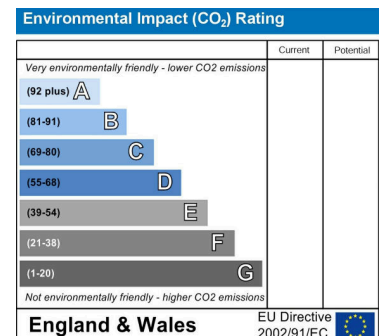
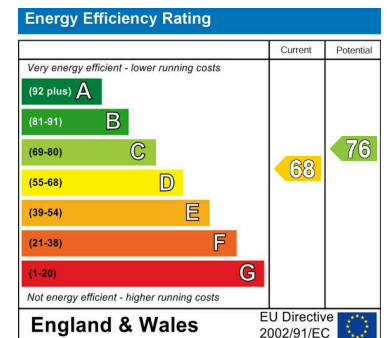
Total area: approx. 80.6 sq. metres (867.5 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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