



## 95 Pennygate, Spalding, PE11 1NN

**£170,000**

- Easy access to town and local amenities
- Nice flowing layout
- Off parking to front
- Spacious reception rooms
- Upstairs bathroom
- Popular location
- Priced to sell
- Modern kitchen
- Homely feel throughout
- Register with Ark today and find your next home

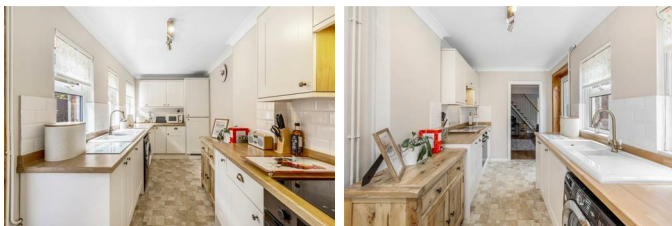
Located on the ever-popular Pennygate, within close proximity to the town centre, this charming home offers warmth and character from the moment you step inside. Clearly loved and well cared for over the years, the property provides a welcoming and homely atmosphere throughout.

The ground floor boasts spacious, flowing reception rooms ideal for both everyday living and entertaining, along with a modern fitted kitchen to the rear. Upstairs, the property offers two generous double bedrooms, a traditional third bedroom ideal as a nursery, office or dressing room, and a conveniently located family bathroom.

Externally, there is off-road parking to the front and a good-sized rear garden, perfect for enjoying the outdoors.

A wonderful home in a sought-after location — call today to arrange your viewing.

#### **Kitchen 15'8" x 6'10" (4.80m x 2.10m)**



UPVC windows to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Space and plumbing for washing machine. Integrated fridge/freezer. Electric hob with extractor hood over. Built in oven and grill.

#### **Lounge 14'3" x 11'3" (4.36m x 3.44m)**



Window to rear. Feature fireplace. Stairs to first floor landing. Laminate flooring. Radiator.

#### **Dining Room 10'11" x 11'4" (3.35m x 3.46m)**



UPVC bay window to front. Feature fireplace. Radiator. Carpeted.

#### **First Floor Landing**

Doors to bedrooms and bathroom. Radiator.

#### **Bedroom 1 10'11" x 11'3" (3.35m x 3.45m)**



UPVC window to front. Radiator. Carpeted.

#### **Bedroom 2 11'7" x 8'5" (3.55m x 2.57m)**



UPVC window to rear. Radiator. Built in storage cupboard. Carpeted.

**Bedroom 3 6'0" x 6'11" (1.83m x 2.11m)**

UPVC window to rear. Radiator. Boiler. Carpeted.

**Bathroom 9'2" x 3'8" (2.81m x 1.12m)**

Window to side. Panelled bath with shower over. Glass shower screen. Wash hand basin. Toilet. Fully tiled walls. Extractor fan.

**Outside**

The front of the property has a gravel driveway providing off road parking. Pathway to the side leading to the rear garden and entrance door into the kitchen.

The rear garden is enclosed by timber fencing and hedging. Mature trees and bushes. Lawn area. Patio area.

**Property Postcode**

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

**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: British Gas

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.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

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: D64

### 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.

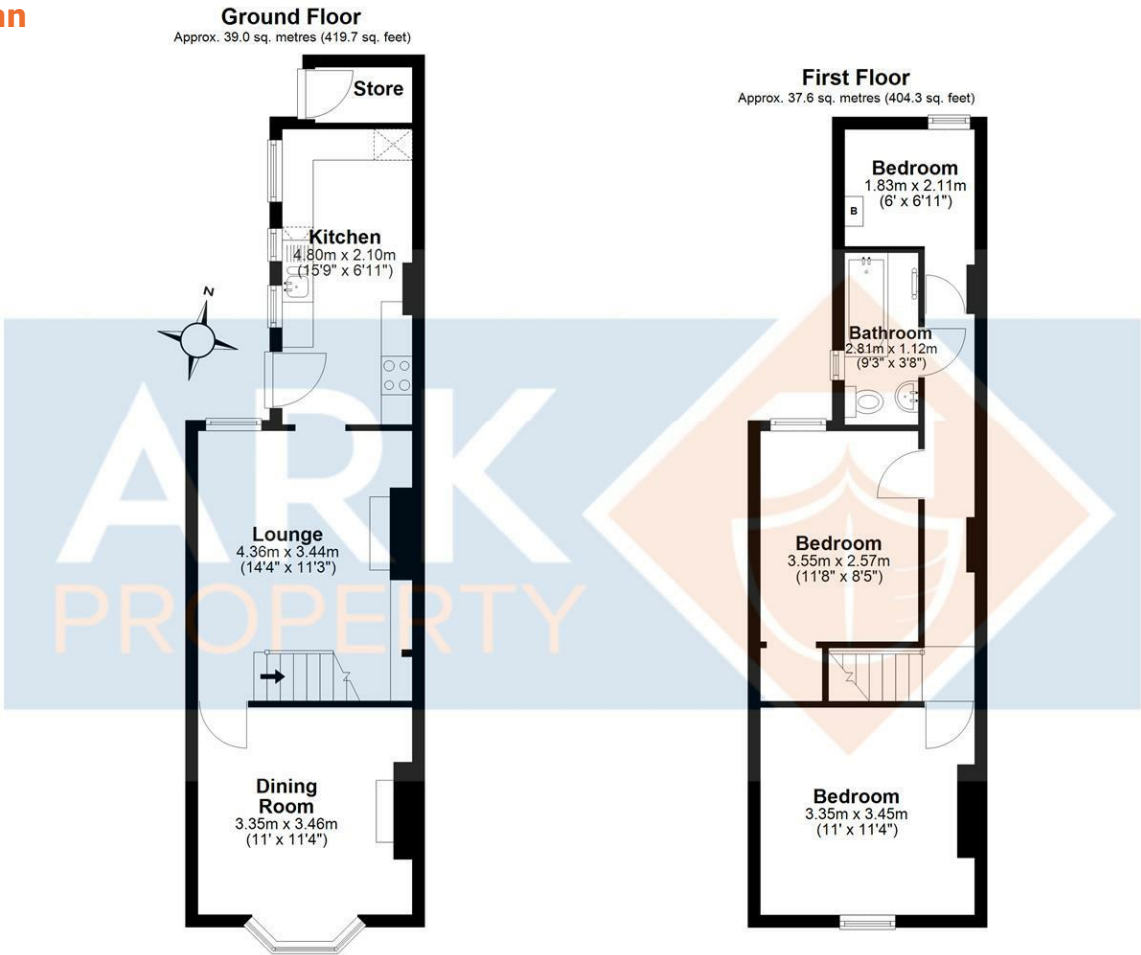
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.

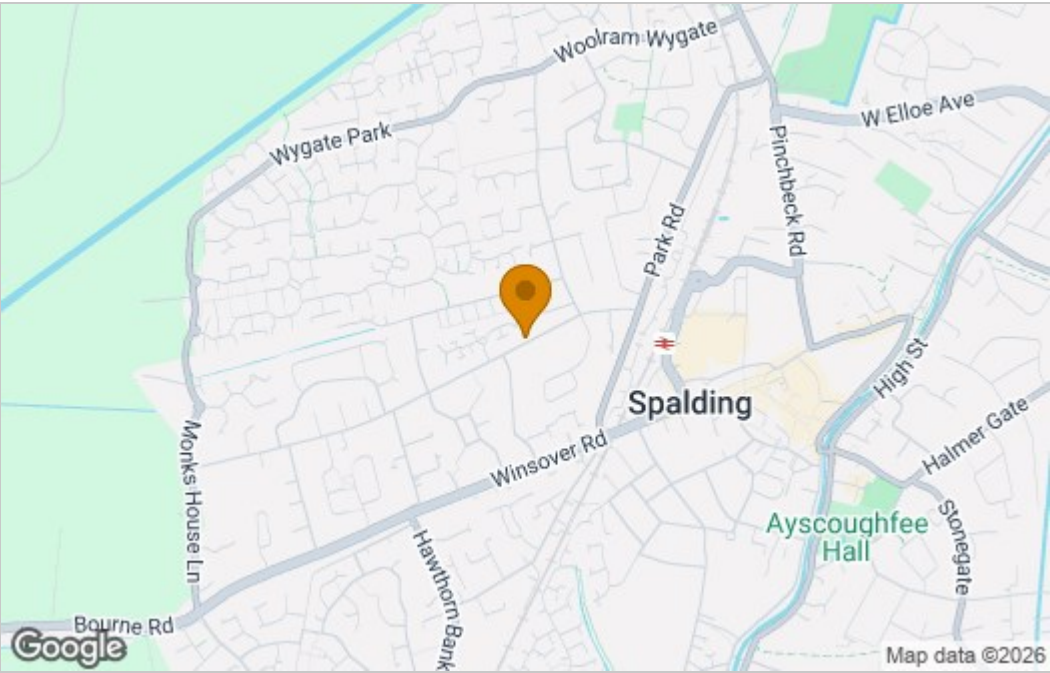
### Disclaimer

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.

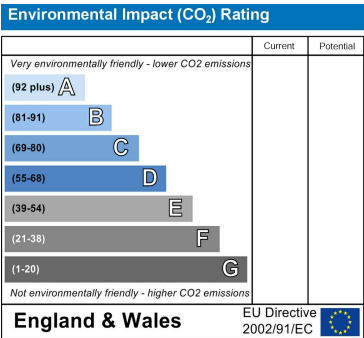
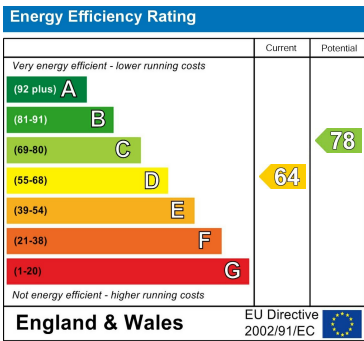
Floor Plan



Area Map



Energy Efficiency Graph



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