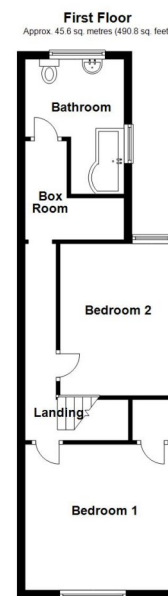
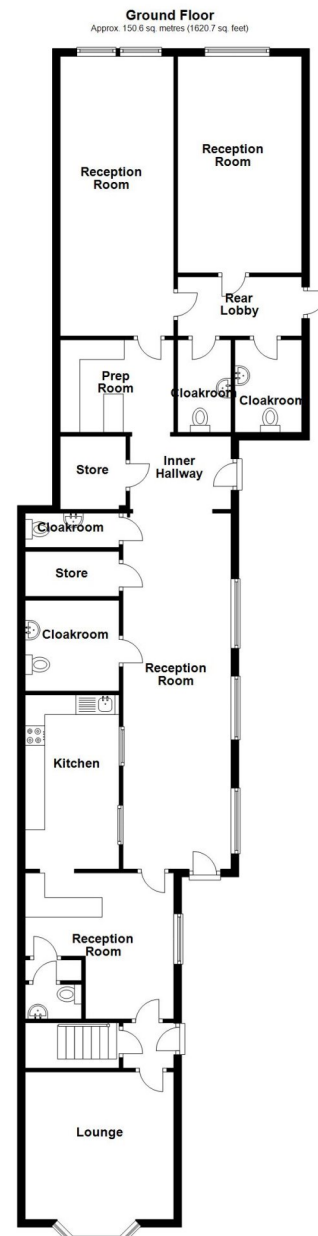


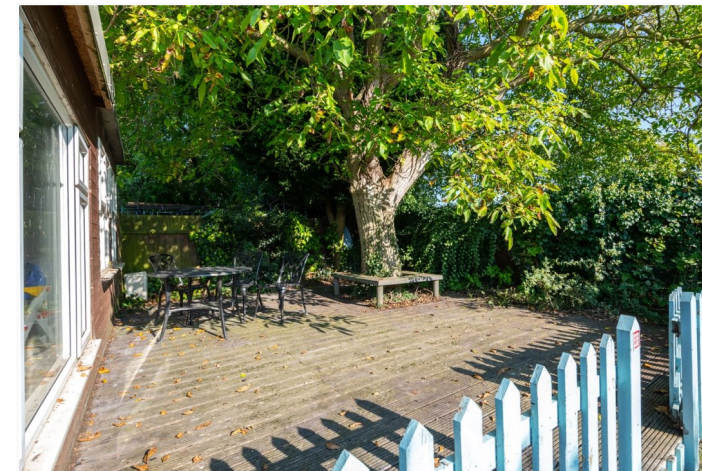
Pennygate, Spalding, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

EPC To Follow



Total area: approx. 196.2 sq. metres (2111.6 sq. feet)



204 Pennygate, Spalding, Lincolnshire, PE11 1LT

£175,000 Freehold

Winkworth are delighted to offer for sale this extremely spacious 2/3 bedroom period semi-detached home that has been heavily extended on the ground floor providing spacious and versatile accommodation that could be used for various purposes. The property benefits from, lounge with bay window overlooking the front, four further reception rooms, kitchen plus a prep room, five downstairs cloakrooms and on the first floor two bedrooms plus a box room and family bathroom. The property also benefits from gas central heating to radiators and is offered for sale with no ongoing chain. Outside there is a courtyard garden with wood decked patio providing a pleasant sitting area.

Two Or Three Bed Semi Detached Period Home | Spacious And Versatile Accommodation
| Gas Central Heating | No Ongoing Chain | Council Tax Band A

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ACCOMMODATION

Entrance Hall - With stairs to the first floor.

Lounge - 12'7" x 12'1" (3.84m x 3.68m) With bay window to the front, radiator and power points.

Original Dining Room - 12'6" x 11'5" (3.8m x 3.48m) With window to the side, radiator, power points, range of fitted units, archway to the kitchen and door to.

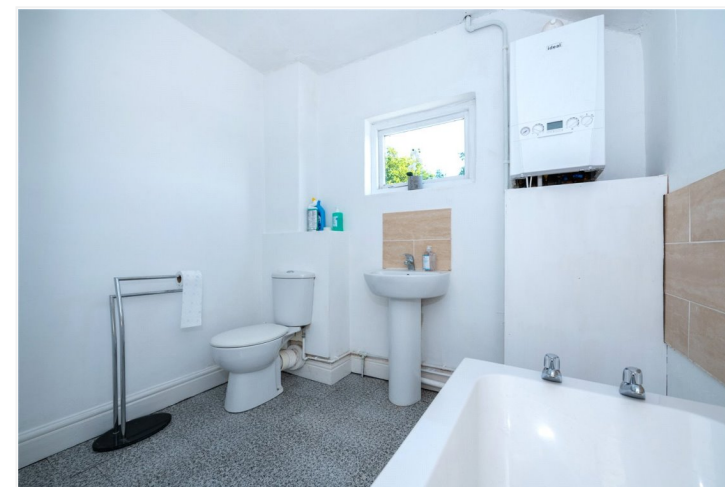
Downstairs Cloakroom - With low level wc and wash hand basin.

Kitchen - 14'8" x 7'9" (4.47m x 2.36m) With range of fitted units comprising, sink with cupboard below, range of wall and base units, space for cooker, space for fridge freezer, space for further appliances and power points.

Reception Room - 29'10" x 9'1" (9.1m x 2.77m) With three windows to the side and door to the front, radiator, power points and door to.

Cloakroom Two - With low level wc and wash hand basin.

Store Room



Cloakroom Three - With low level wc and wash hand basin.

Inner Hall - With door to the side, walk in storage cupboard and open to

Prep Room - 9'5" x 7'8" (2.87m x 2.34m) With range of fitted units, space for appliances and door to.

Reception Room - 23'6" x 9'3" (7.16m x 2.82m) With upvc double glazed window to the rear, radiator and power points.

Rear Hall - With doors to the further cloakrooms, door to the side and door to.

Reception Room - 17'2" x 10'3" (5.23m x 3.12m) With upvc double glazed window to the rear, radiator and laminate flooring.

Cloakroom Four - With low level wc and wash hand basin.

Cloakroom Five - With low level wc and wash hand basin.

First Floor Landing - With door leading to.

Bedroom One - 12'9" x 11'5" (3.89m x 3.48m) With window overlooking the front, radiator, feature fireplace and power points.

Bedroom Two - 12'2" x 9'7" (3.7m x 2.92m) With window to the rear, radiator and power points.

Box Room - With door leading to.

Family Bathroom - With P-Shaped bath, low level wc, wash hand basin, wall mounted gas boiler and two windows to the rear and side.

Outside - To the rear there is a fully enclosed courtyard garden with wood decked patio with shrub and tree borders.

LOCAL AUTHORITY

South Holland, Spalding

TENURE

Freehold

COUNCIL TAX BAND

A