

Pennygate, Spalding, Lincolnshire

Approximate gross internal area:

Main house Insert measurements

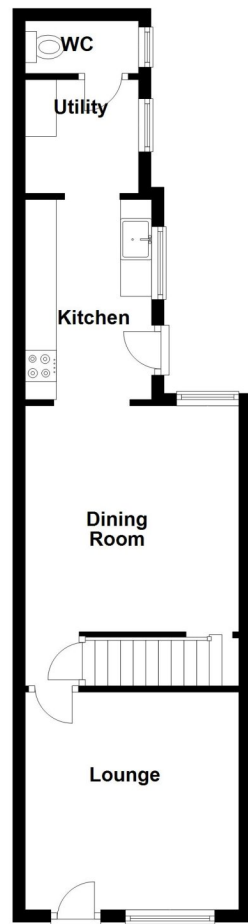
Insert area Insert measurements

Insert area Insert measurements

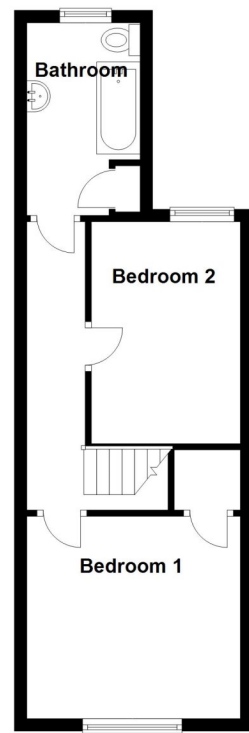
Total **Insert total**

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.

Ground Floor
Approx. 39.7 sq. metres (427.7 sq. feet)



First Floor
Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 72.9 sq. metres (785.2 sq. feet)



1 Pennygate, Spalding, Lincolnshire, PE11 1NL

O.I.E.O £115,000 Freehold

NO CHAIN! A two bedroom period home located within walking distance of the town centre in need of updating but would make an excellent first time purchase or buy to let investment. The property offers great accommodation benefiting from, lounge, separate dining room, kitchen, small utility room and downstairs cloakroom. Upstairs there are two generous bedrooms and a bathroom. Outside there is a generous lawned garden providing good outside space so please call 01778 392807 for more information.

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Winkworth

See things differently.



Bedroom Two - 11'5" x 7'9" (3.48m x 2.36m)

Bathroom

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

A

SERVICE CHARGE

£0

GROUND RENT

£0

DIRECTIONS

LOCATION

DESCRIPTION

ACCOMMODATION

Lounge - 11'7" x 11'2" (3.53m x 3.4m)

Dining Room - 14'9" (4.5) (narrowing to 11'5" (3.48)) x 11'2" (3.4)

Kitchen - 10'6" x 6'8" (3.2m x 2.03m)

Utility Room - 6'1" x 5'11" (1.85m x 1.8m)

Cloakroom

First Floor Landing

Bedroom One - 11'5" x 11'2" (3.48m x 3.4m)

