



Bramley House, Spalding Road, Sutterton, PE20 2EX



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Freehold

Guide price £195,000



## Key Features

- End terrace house
- Three bedrooms
- Lounge & dining kitchen
- Utility, cloakroom & bathroom
- Off-road parking for two cars
- Enclosed rear garden
- EPC rating B





An end terrace house in a quiet village location with easy access to the A16 & A17. Having well presented accommodation comprising: entrance hall, lounge, dining kitchen, utility and cloakroom to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a lawned front garden, an enclosed rear garden and a driveway providing off-road parking. The property benefits from oil fired central heating and double glazing.

### ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE HALL

Having radiator, luxury vinyl flooring and staircase rising to first floor.

### LOUNGE

4.67m x 3.35m (15.3ft x 11ft)

Having window to front elevation, radiator, understairs storage cupboard and multi-media point.

### DINING KITCHEN

Forming two areas comprising:

### DINING AREA

5.42m x 2.31m (17.8ft x 7.6ft)

Having window to rear elevation, radiator and luxury vinyl flooring. Opening to the:

### KITCHEN AREA

4.55m x 2.8m (14.9ft x 9.2ft)

Having window to side elevation, inset ceiling spotlights and luxury vinyl flooring.

Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, cupboards over. Further work surface with inset electric hob, cupboards & drawers under, cupboards & cooker hood over. Tall unit to side housing integrated electric double oven with cupboards under & over and further tall unit to side housing integrated fridge and freezer.

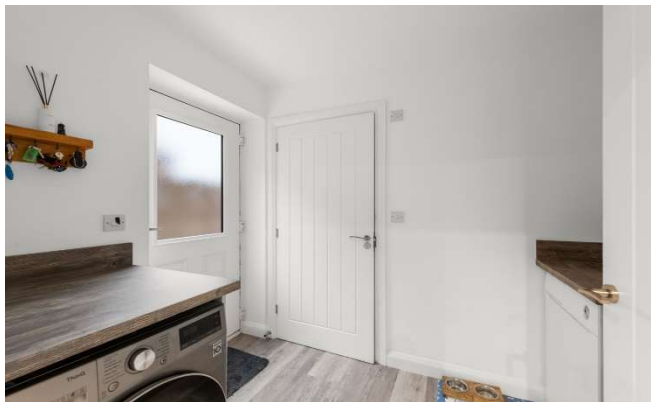
### UTILITY

2.56m x 1.76m (8.4ft x 5.8ft)

Having part glazed door to side elevation, luxury vinyl flooring, work surface with cupboard & oil fired boiler providing for both domestic hot water & heating under. Further work surface with space & plumbing for automatic washing machine & tumble dryer under.

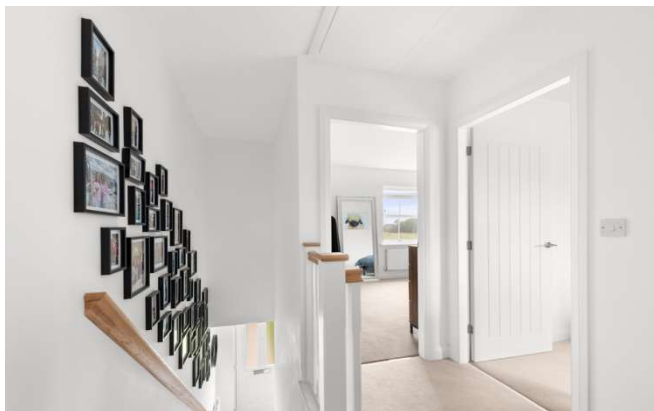
### CLOAKROOM

Having window to rear elevation, radiator, luxury vinyl flooring, wood panelling, extractor, close coupled WC and hand basin with tiled splashback.



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### FIRST FLOOR LANDING

Having radiator and access to roof space.

### BEDROOM ONE

4.73m x 2.96m (15.5ft x 9.7ft)

Having window to front elevation, radiator, television aerial connection point and built-in wardrobe.

### BEDROOM TWO

3.25m x 2.75m (10.7ft x 9ft)

Having window to rear elevation and radiator.

### BEDROOM THREE

2.56m x 2.25m (8.4ft x 7.4ft)

Having window to rear elevation and radiator.

### BATHROOM

Having window to side elevation, chrome heated towel rail, laminate flooring, shaver point and extractor. Fitted with a white suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



## EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. Gated access to the:

## REAR GARDEN

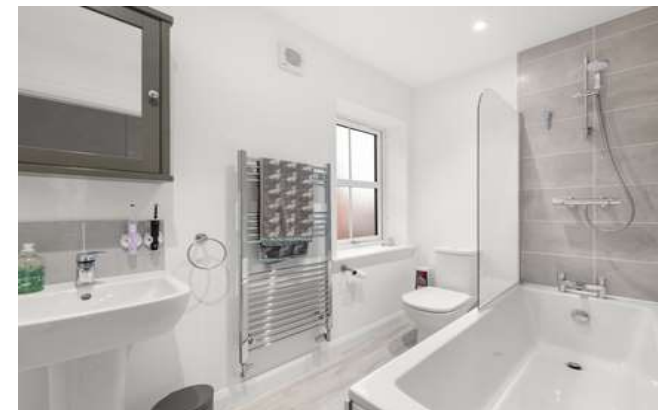
Being enclosed by timber fencing with side access gate. Laid to lawn with a paved courtyard & patio and decked seating area. The property also has a block paved driveway accessed from the rear which provides off-road parking for two cars.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band B.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



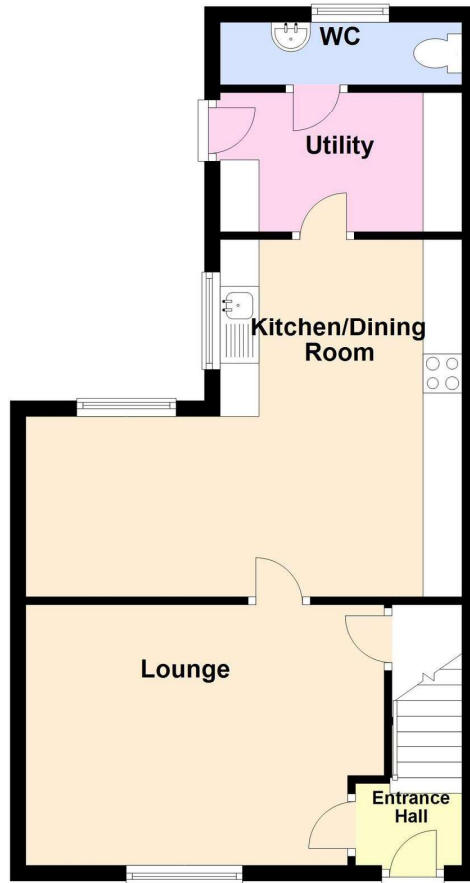


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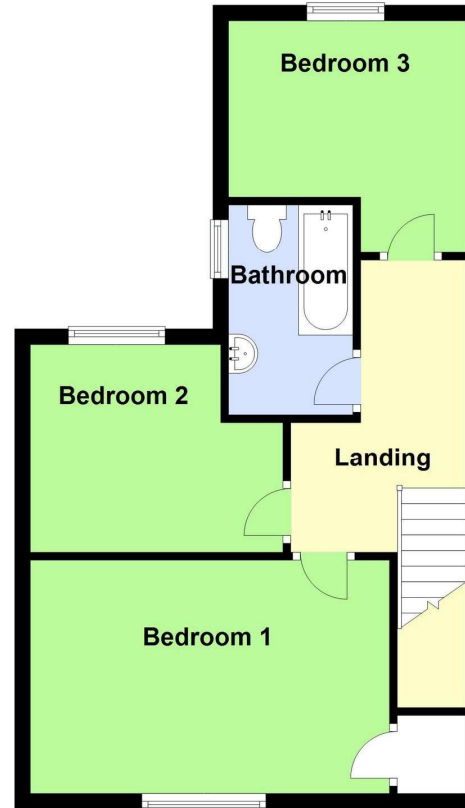


# Floorplan

**Ground Floor**  
Approx. 48.2 sq. metres (518.5 sq. feet)



**First Floor**  
Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 93.4 sq. metres (1005.3 sq. feet)



## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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