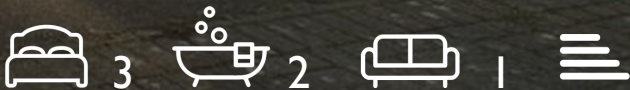




Kenzie Drive
Sutton Bridge, Spalding, PE12 9SW

£240,000 - Freehold , Tax Band - B



Floor Plan



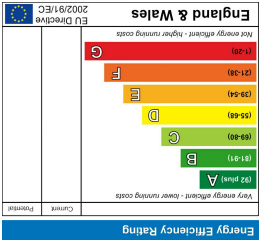
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



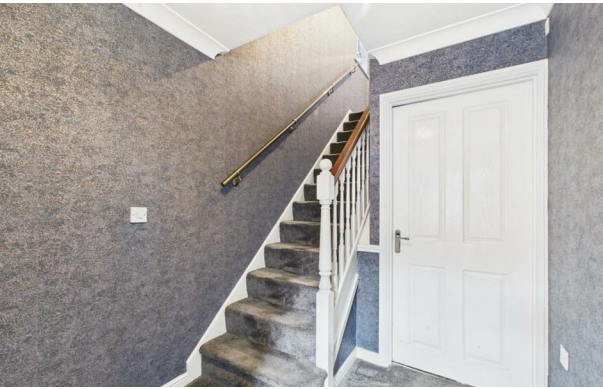
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL:- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Kenzie Drive
Sutton Bridge, Spalding, PE12 9SW

Nestled on Kenzie Drive in the charming village of Sutton Bridge, Spalding, this end-terrace house is a superbly presented family home that has been thoughtfully improved by its current owners. With three well-proportioned bedrooms and two modern bathrooms, this property offers ample space for family living.

Upon entering, you are greeted by a spacious entrance hall that leads to a convenient two-piece cloakroom. The heart of the home is undoubtedly the recently refitted kitchen-breakfast room, which boasts an integrated oven, a hob, and an extractor. The generous living room features French doors that open onto a delightful south-west facing patio garden, perfect for enjoying sunny afternoons. The outdoor space is further enhanced by a summerhouse shed and a hot tub, creating an ideal setting for relaxation and entertainment. The property benefits from an air source heat pump central heating system and solar panels that are owned outright, providing energy efficiency and a transferable feed-in tariff. Additionally, there is side access to a single garage that has been converted into a studio, offering tremendous potential for an annex or workspace. On the first floor, carpeted stairs lead to a landing that connects to three bedrooms, including a master suite with a refitted en-suite shower room. A luxury four-piece suite bathroom with a heated towel rail completes the upper level. With off-road parking for three or more vehicles, this home is conveniently located within walking distance of local amenities, including a doctor's surgery, pharmacy, post office, and leisure centre. King's Lynn is approximately twenty five minutes away, providing further access to a range of services and attractions. Early viewing is highly advised to fully appreciate the charm and potential of this lovely family home.

- Entrance Hall**
12'5" x 3'4"
- WC**
5'7" x 2'10"
- Kitchen**
13'11" x 9'8"
- Living Room**
15'5" x 16'10"
- Landing**
13'10" x 6'9"
- Master Bedroom**
13'6" x 9'7"
- En-Suite To Master Bedroom**
4'1" x 9'6"
- Bedroom Two**
11'5" x 9'6"
- Bathroom**
6'1" x 6'9"
- Bedroom Three**
8'11" x 6'9"
- Converted Garage To Studio**
8'7" x 16'4"
- EPC - C**
79/81
- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
Construction: Standard



Accessibility / Adaptations: Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Heat Pump Air Source
Internet connection: Fixed Wireless
Internet Speed: up to 10000Mbps
Mobile Coverage: Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

