



BRADLEY JAMES

ESTATE AGENTS



2a New Road, Sutton Bridge, Spalding, PE12 9RA

Offers invited £195,000

- New Build
- Flooring included
- Cloakroom
- 3 Bedrooms
- Two parking spaces off road
- Solar Panels
- Kitchen
- Lounge Diner
- Upstairs Bathroom
- close to amenities and rear garden and a short walk to Sutton Bridge Golf Club

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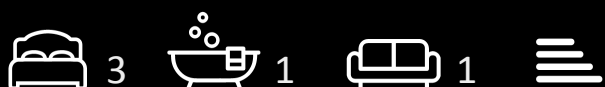
Motivated Vendor!

Nestled on New Road in the charming village of Sutton Bridge, this brand new semi-detached house offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms and a stylish three-piece bathroom suite, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a separate entrance hall that leads to a cloakroom, enhancing the practicality of the home. The kitchen is located at the front of the house. The heart of the home is undoubtedly the spacious lounge diner at the rear, which boasts French doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living.

The exterior of the property is equally impressive, featuring upgraded bricks, elegant stone sills, and aesthetically pleasing chimneys that contribute to its modern charm. The block-paved driveway provides ample parking for two vehicles, while the addition of solar panels offers an eco-friendly touch.

Situated within walking distance to Sutton Bridge's fantastic local amenities, this home is also well-connected to major road links, making it easy to reach destinations such as Norfolk, Holbeach, Boston, Lincoln, and



Council Tax Band: New Build

MARINA

Welcome to Crosskeys Marina. This picturesque Marina is ideally situated for access to both The Wash and the inland waterway network

Developed by: **Lincolnshire**

The Marina offers mooring space catering for both commercial and leisure craft with approximately 20 leisure berths.

Operated by: **Fenland**

Map labels: Birmingham, Northampton, Cogenhoe, Higham Ferrers, Wellingborough, Wansford, Fotheringhay, Thrapstone, Elton, Peterborough, Dog and Doublet Lock, River Nene (tidal), Sutton Bridge, Wisbech, The Wash, Threkingham, Swineshead, Dorrington, Sutterton, Hanthorpe, Spalding, Holbeach, Sutton Bridge, King's Lynn, Boston.



Entrance Hall

You go through the UPVC front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator and power point

Cloakroom

UPVC obscured double glazed window to the front. There's a WC a pedestal wash basin with taps over

Kitchen

12'11" x 12'11", narrowing to 6'5"

The kitchen has a UPVC double glazed window to the front there's base and eye level units with work surface over, sink and drainer with taps over, integrated electric oven with hob and extractor, space and plumbing for washing machine, space and point for fridge freezer.

Lounge Diner

15'5 x 9'9

The lounge has a UPVC double glazed window to the rear and UPVC double glazed French doors to the rear, radiators, power points and TV point

Landing

Loft Hatch and doors off to

Bedroom 1

13'8 x 8'6

Bedroom one has a UPVC double glazed window to the front radiator and power points

Bedroom 2

9'9 x 9'9

Bedroom two has a UPVC double glazed window to the rear and it has a radiator and power points

Bedroom 3

9'2 x 8'1 narrowing to 6'0

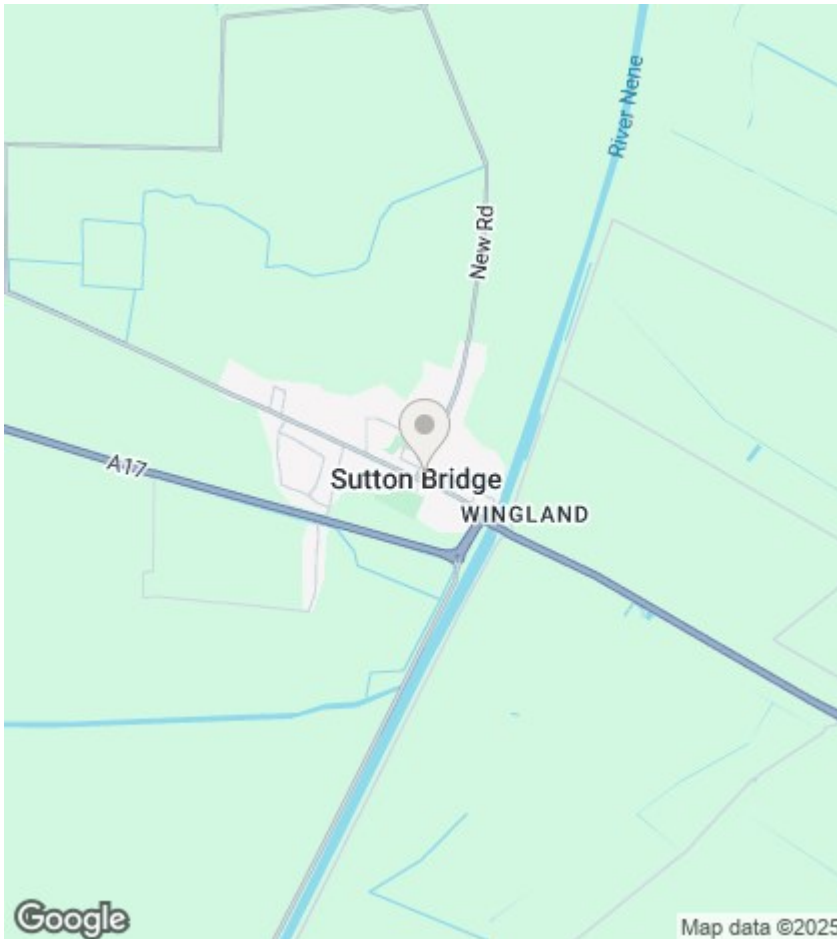
Bedroom three has a UPVC double glazed window to the front, radiator and power points

Bathroom

UPVC obscured double glazed window to the rear. There's a panel bath with taps over with a built-in mixer shower over the bath wall mounted heated towel, pedestal wash basin with taps over and WC

Outside

To the outside there's block paved off-road parking for two cars, steps leading to your front door with railings, Side access leading to your rear garden which are enclosed by panel fencing they will be low maintenance and have a raised flower bed to the rear, Solar Panels on the roof



Directions

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

