



Offers in the region of £350,000 Freehold



171 Bridge Road, Sutton Bridge, Lincolnshire, PE12 9SL

Situated on a plot of 0.2 acres (stms) in a convenient village location is this generously proportioned 4-bedroom detached house. With an exceptionally spacious living room with doors onto the garden, and an impressive kitchen/dining/family room with a super-sized centre island, this is the ideal home for a family who love to entertain. The king-size master bedroom, second king-size bedroom, third double bedroom, and fourth single bedroom offer private spaces in which to unwind after a busy day, whilst the family bathroom, en-suite shower room and downstairs cloakroom mean there are ample bathroom facilities for residents and visitors alike.

Externally, to the front of the property is a fenced driveway, laid to a combination of tarmac and gravel, providing parking for 4 vehicles, with further parking in the detached single garage. The large fully-enclosed rear garden is the perfect blank canvas on which to landscape, to your own preferences, or is simply a wonderful space for adults, children and pets to enjoy. It is predominantly laid to lawn, with an area of patio ideal for relaxing/dining.

Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

Entrance Hall

Coved ceiling. 2 x ceiling lights. uPVC door with a high-level double-glazed privacy window and matching uPVC double-glazed privacy side panels to the front. uPVC door with a high-level double-glazed privacy window to the rear. Understair storage cupboard. Wall-mounted consumer unit. Radiator. 1 x double power-point. BT point. Thermostat. Tile flooring.

Kitchen/Dining/Family Room

22'0" x 12'5" (6.71 x 3.81)
Inset ceiling lights. uPVC double-glazed leaded window to the front. uPVC double-glazed leaded window to the rear. Fitted range of matching contemporary wall and base units with a worktop over and a coordinating splashback. Inset sink with stainless steel pot-wash tap. 'Leisure' Cookmaster range-style cooker with a 7-burner gas hob and an extractor over. Integrated 'Bosch' washing machine, 'Bosch' microwave, and 'LG' American-style fridge-freezer. Centre island with additional storage cupboards and space for seating 8. Water softener. Double power-point with dual USB ports. 6 x double power-points. Tv point. Tile flooring.

Living Room

21'11" x 12'5" (max) (6.70 x 3.79 (max))
Coved, textured ceiling. 2 x ceiling lights. uPVC double-glazed leaded window to the front. uPVC double-glazed patio doors to the rear. 2 x wall lights. Marble affect fireplace and mantle with an inset coal-affect electric fire. 2 x radiators. Double power-point with dual USB ports. 3 x double power-points. TV point. Carpet flooring.

Cloakroom

7'10" x 2'7" (2.40 x 0.81)
Ceiling light. uPVC double-glazed privacy window to the rear. 2-piece suite comprising a low-level WC and a pedestal hand basin. Fully-tiled walls. Radiator. Wall-mounted vanity unit. Tile flooring.

Landing

Coved, textured ceiling. Ceiling light pendant. Loft hatch. Airing cupboard measuring approximately 0.77 x 0.62(m) housing a hot water cylinder with shelving Radiator. Single power-point. Carpet flooring.

Bedroom 1

14'8" x 12'6" (4.49 x 3.83)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed leaded window to the front. Radiator. 2 x double power-points. Single power-point. BT point. TV point. Carpet flooring

Ensuite

8'7" x 6'4" (max) (2.64 x 1.95 (max))
Coved, textured ceiling. Ceiling light and inset ceiling light. uPVC double-glazed privacy window to the front. 3-piece suite comprising a low-level WC, a pedestal hand basin and a shower cubicle with a mains-fed, dual-headed shower over. Fully-tiled walls. Heated towel rail. Tile flooring.

Bedroom 2

12'11" x 12'6" (max) (3.96 x 3.82 (max))
Coved, textured ceiling. Ceiling light. uPVC double-glazed leaded window to the front. Radiator. 2 x double power-points. Carpet flooring.

Bedroom 3

12'6" (max) x 8'8" (3.82 (max) x 2.66)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed leaded window to the front. Radiator. 2 x double power-points. Carpet flooring.

Bedroom 4

12'6" x 6'11"(max) (3.83 x 2.11(max))
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed leaded window to the rear. Radiator. 2 x double power-points. Carpet flooring.

Bathroom

8'8" x 5'4" (2.65 x 1.65)
Ceiling light. uPVC double-glazed privacy window to the rear. 3-piece suite comprising a low-level WC, a pedestal hand basin and a panel bath with a mains-fed, dual-headed shower and shower curtain over. Fully-tiled walls. Heated towel radiator. Shaving point. Tile flooring.

Outside

To the front of the property is a fenced driveway, laid to a combination of tarmac and gravel, providing parking for 4 vehicles. The front of the property benefits from a double power-point. A pedestrian gate provides access to the rear garden.

The large fully-enclosed rear garden is the perfect blank canvas on which to landscape to your own preferences, or is simply a wonderful space for adults, children and pets. It is predominantly laid to lawn, with an area of patio ideal for relaxing/dining. It benefits from a wooden storage shed and a greenhouse, as well as lighting, a tap and a double power-point.

Garage

19'1" x 9'0" (5.84 x 2.75)
A detached garage with an up-and-over door to the front, a pedestrian door to the side, power and lighting.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax

Council Tax Band C. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Solar Panels

8 solar panels, which are owned outright, were installed in 2022.

Mobile Phone Signal

Mobile phone signal coverage can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband Coverage

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea. For further information please use the following links -

www.gov.uk/check-long-term-flood-risk

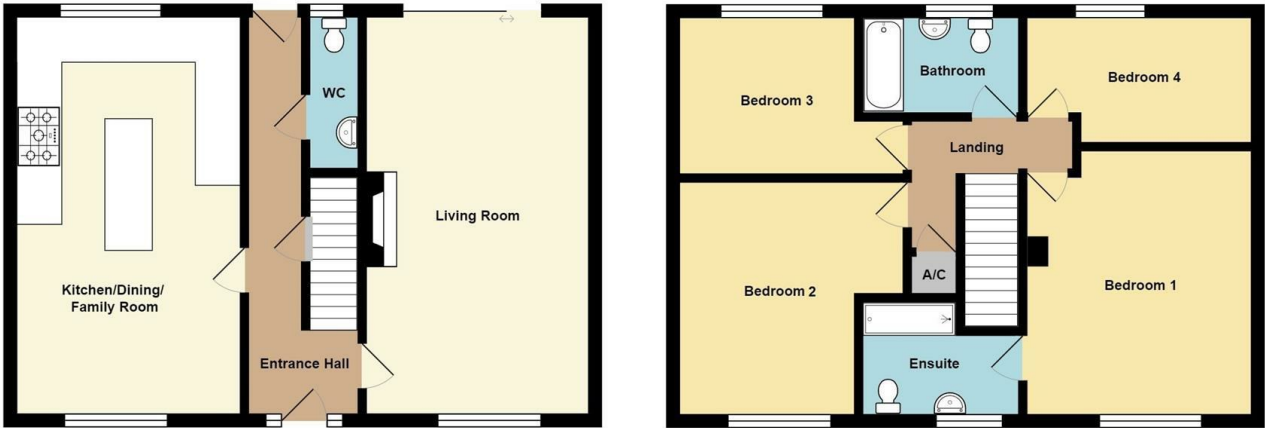
www.gov.uk/request-flooding-history

Directions

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359. In 0.6 miles, continue onto Bridge Road, where in approximately 2 miles, the property is located on the right-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.