



**Sir Peter Scott Road, Sutton Bridge Spalding PE12 9SE**



**welcome to**

**Sir Peter Scott Road, Sutton Bridge Spalding**

Plenty of Room for the Family and Friends when they visit this Spacious Detached House with 3 Receptions and 4 Double Bedrooms. Ensuite to Master, Bathroom and Cloakroom. Set in a popular modern development. With excellent road links to the A17 making commuting to the larger towns a breeze.



### **Storm Porch**

giving access to entrance hall.

### **Entrance Hall**

having stairs to first floor.

### **Lounge**

11' 2" x 15' 5" ( 3.40m x 4.70m )

having attractive fire place housing log burner and window to front.

### **Dining Room**

9' 9" x 9' 6" ( 2.97m x 2.90m )

having double doors leading to Lounge and french doors to garden.

### **Family Room**

9' 6" x 9' 9" ( 2.90m x 2.97m )

having window to front.

### **Kitchen**

16' 6" x 7' 9" ( 5.03m x 2.36m )

having a range of units at base and wall level, integrated appliances including double electric split level oven, gas hob and extractor over, worktops and tiled splashbacks, inset sink, tiled floor. Window to rear and door giving access to garden.

### **Utility Room**

9' 6" x 5' 1" ( 2.90m x 1.55m )

having base units and stainless steel sink, worktops and tiled splashbacks, tiled floor. Newly installed boiler in 2023. Door giving access to side.

### **Landing**

having stairs from Entrance Hall, built in airing cupboard and loft access.

### **Bedroom 1**

11' 2" x 10' 11" ( 3.40m x 3.33m )

having built-in wardrobes and window to rear.

### **Ensuite**

having shower cubicle, low level WC and wash hand basin, tiled splashback. Window to rear.

### **Bedroom 2**

9' 2" Max x 10' 9" ( 2.79m Max x 3.28m )

having built-in wardrobes and window to front.

### **Bedroom 3**

11' 5" x 9' 8" ( 3.48m x 2.95m )

having built-in wardrobe and window to rear.

### **Bedroom 4**

9' 8" Max x 9' 8" ( 2.95m Max x 2.95m )

having window to rear.

### **Bathroom**

having panelled bath with mixer tap, wash hand basin and low level WC. Part tiled splashbacks, shaver point/light, extractor fan, window to front, vinyl flooring.

### **Outside**

The property is located on a corner plot having artificial turf and gravel area. Pathways from the property to Off Road Parking with two further parking space to the left hand side of the property.

### **Garage**

8' 10" x 17' 7" ( 2.69m x 5.36m )

having up and over door.



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welcome to

## Sir Peter Scott Road, Sutton Bridge Spalding

- Detached Family Home
- Four Double Bedrooms And Three Reception Rooms  
Ideal for individual activities
- Ensuite Shower Room To Master, Family Bathroom  
And Cloakroom
- Garage Off Road Parking For Three Cars and Walled  
Rear Garden
- Local Amenities, Doctors And Primary School

Tenure: Freehold EPC Rating: C

offers over

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LST106303 - 0008

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