

**Fengate Wharf Street, Sutton Bridge Spalding PE12 9UF** 

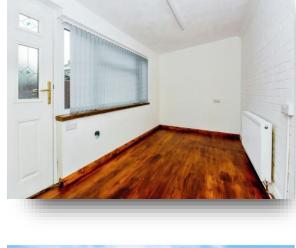
## welcome to

# **Fengate Wharf Street, Sutton Bridge Spalding**

GOOD SIZED BUNGLOW BEING SOLD WITH NO CHAIN. This 3 Bedroom Bungalow is situated in a pleasant location of Sutton Bridge. With local amenities, doctors and a regular bus servicing the larger towns of Kings Lynn and Spalding. With Off Road Parking for 2 cars and an enclosed rear Garden.













#### **Entrance Hall**

having loft hatch.

#### Lounge

11' 11" x 10' 11" ( 3.63m x 3.33m ) having attractive fireplace and window to side.

#### **Kitchen**

11' 11" x 7' 10" ( 3.63m x 2.39m )

having range of units at wall and base level, worktops with inset sink and tiled splashbacks. Space for cooker, washing machine and dishwasher. Window to rear.

## **Utility Rom**

7' 7" x 13' 4" ( 2.31m x 4.06m ) having space for washing machine, tumble drier and fridge/freezer. Door and window to rear.

#### **Bedroom 1**

11' 11" x 11' 11" (  $3.63m \times 3.63m$  ) having attractive fireplace and bay window to front.

#### **Bedroom 2**

11' 10" x 11' 11" ( 3.61m x 3.63m ) having bay window to front.

#### **Bedroom 3**

10' 11" x 9' 10" ( 3.33m x 3.00m ) having window to side.

#### **Shower Room**

having shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail.

#### Outside

the property is set back behind a driveway offering Off Road Parking for 2 cars. The rear garden is laid to lawn with patio area, summer house and 2 sheds.





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# **Fengate Wharf Street, Sutton Bridge Spalding**

- DETACHED BUNGALOW IN TOWN LOCATION
- THREE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO AMENITIES AND DOCTORS
- NO CHAIN

Tenure: Freehold EPC Rating: C

# £270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106632



Property Ref: LST106632 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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