



Kenzie Drive, Sutton Bridge Spalding PE12 9SW

welcome to

Kenzie Drive, Sutton Bridge Spalding

EASY COMMUTING!! This Modern End Terrace is situated within walking distance of Sutton Bridge offering Secondary School, Local Amenities, Cafes and Doctors. With easy access to Kings Lynn offering rail links to Cambridge and London. This lovely home need to be viewed so call the team today to view.



to boundaries.

Lounge

16' 8" x 15' 2" (5.08m x 4.62m)

having understair storage, french doors leading to the garden and widow to rear.

Kitchen

9' 7" x 13' 11" (2.92m x 4.24m)

having range of units at wall and base level, stainless steel sink with worktops and tiled splashbacks. Built-in double oven, and gas hob. Space for washing machine and fridge. Window to front.

Cloakroom

having low level WC, wash hand basin and window to front.

Bedroom 1

9' 6" x 13' 5" (2.90m x 4.09m)

having built-in wardrobes and window to front.

Ensuite

having shower cubicle, low level WC and wash hand basin.

Bedroom 2

11' 5" x 9' 6" (3.48m x 2.90m)

having window to rear.

Bedroom 3

6' 9" x 8' 11" (2.06m x 2.72m)

having window to front.

Bathroom

having bath, low level WC and wash hand basin. Window to rear.

Garage

9' 3" x 17' (2.82m x 5.18m)

having up and over door, power and light.

Outside

To the front of the property is a brick paved footpath to the front door. Brick paved drive providing off road parking. To the rear of the property is laid to lawn with patio area pergola over. Timber fencing



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Kenzie Drive, Sutton Bridge Spalding

- MODERN END TERRACE PROPERTY SITUATED IN SUTTON BRIDGE
- THREE BEDROOMS
- ENSUITE, FAMILY BATHROOM AND CLOAKROOM
- GARAGE AND OFF ROAD PARKING
- GREAT ROAD LINKS TO LARGER TOWNS

Tenure: Freehold EPC Rating: C

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106679 - 0004

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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