



**Harriet Close, Sutton Bridge Spalding PE12 9QU**



**welcome to**

**Harriet Close, Sutton Bridge Spalding**

READY TO MOVE INTO. This modern terrace is ready for its next owner all of the hard work has been done so all you need to do is unpack and enjoy your new home. With a modern Kitchen ideal for entertaining, spacious Lounge with french doors leading to the rear Garden bringing the outside in.



### **Lounge**

13' 1" x 17' ( 3.99m x 5.18m )

having fitted entertainment unit and understair storage.

### **Kitchen**

14' x 9' 10" ( 4.27m x 3.00m )

having range of units at wall and base level, with worktops, composite sink and breakfast bar. Double oven, induction hob, space for washing machine and freezer. Window to front.

### **Cloakroom**

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

### **Landing**

having airing cupboard.

### **Bedroom 1**

15' 5" x 9' 8" ( 4.70m x 2.95m )

having window to front.

### **Bedroom 2**

9' 9" x 11' 9" ( 2.97m x 3.58m )

having window to rear.

### **Bedroom 3**

6' 11" x 8' 8" ( 2.11m x 2.64m )

having window to rear.

### **Bathroom**

having bath with separate shower, low level WC and wash hand basin. Fully tiled walls and heated towel rail.

### **Outside**

The property is set back behind a small foregarden with pathway leading to front door. to the rear of the property is a deck area to the rear of the lounge and patio. Handgate giving access to rear right of way. The property benefits from two parking spaces.



***view this property online*** [williamhbrown.co.uk/Property/LST106701](http://williamhbrown.co.uk/Property/LST106701)



welcome to

## Harriet Close, Sutton Bridge Spalding

- MODERN MID TERRACE HOUSE IN SOUGHT AFTER LOCATION
- THREE BEDROOMS WITH MODERN DECOR THROUGHOUT
- IDEAL FIRST TIME BUYER PROPERTY
- GOOD ROADS LINKS TO A17
- ALLOCATED PARKING FOR TWO CARS

Tenure: Freehold EPC Rating: C

**£175,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST106701](http://williamhbrown.co.uk/Property/LST106701)



Property Ref:  
LST106701 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



[williamhbrown.co.uk](http://williamhbrown.co.uk)