



**Wrights Lane, Sutton Bridge Spalding PE12 9RH**





**welcome to**

**Wrights Lane, Sutton Bridge Spalding**

FAMILY LIVING. This well presented family home has spacious accommodation for both family activities and entertaining friends. With Kitchen/Breakfast Room and Formal Dining Room leading to the Conservatory you will be spoilt for choice. Call the team today to book your viewing.



### **Lounge**

17' x 12' 6" ( 5.18m x 3.81m )  
having window to rear.

### **Dining Room**

13' 6" x 9' 11" ( 4.11m x 3.02m )

### **Conservatory**

15' 9" x 11' 10" ( 4.80m x 3.61m )  
being of brick and UPVC construction.

### **Kitchen/Breakfast Room**

9' 7" x 13' 6" ( 2.92m x 4.11m )  
having range of units at wall and base level,  
worktops with stainless steel sink and tiled  
splashback. Breakfast bar, built-in double electric  
oven, integrated slimline dishwasher and  
fridge/freezer. Window to front.

### **Utility Room**

5' 1" x 7' 9" ( 1.55m x 2.36m )  
having units at wall and base level, worktops with  
stainless steel sink. Space for washing machine,  
window and door to side.

### **Cloakroom**

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

### **Bedroom 1**

13' x 14' 8" ( 3.96m x 4.47m )  
having range of fitted wardrobes and window to rear.

### **Ensuite**

having bath with shower over, low level WC and  
wash hand basin inset into a vanity unit with storage.  
Fully tiled walls, heated towel rail and windows to  
rear.

### **Bedroom 2**

14' 10" x 11' 5" ( 4.52m x 3.48m )  
having range of fitted wardrobes and window to  
front.

### **Bedroom 3**

10' 1" x 13' 9" ( 3.07m x 4.19m )

having built-in wardrobes and window to front.

### **Bedroom 4**

10' 1" x 9' 9" ( 3.07m x 2.97m )  
having built-in wardrobes and window to rear.

### **Shower Room**

having shower cubicle with digital shower, rain head  
and second shower head, low level WC and wash  
hand basin inset into vanity unit. Radiator with towel  
rail over and window to front.

### **Double Garage**

17' 11" x 18' 11" ( 5.46m x 5.77m )  
having two electric rollers doors, power and light.  
Internal fire door leading to Hall. Door and window  
to rear garden.

### **Outside**

the property is set back behind a block paved drive  
offering off road parking for several cars. The  
enclosed rear garden is laid to lawn with decking  
area ideal for entertaining. Summerhouse and 2  
sheds.



**view this property online** [williamhbrown.co.uk/Property/LST106691](http://williamhbrown.co.uk/Property/LST106691)



welcome to

## Wrights Lane, Sutton Bridge Spalding

- WELL PRESENTED FAMILY HOME WITH FIELD VIEWS TO REAR
- SPACIOUS ACCOMMODATION INCLUDING DINING ROOM AND CONSERVATORY
- FOUR DOUBLE BEDROOMS
- FAMILY SHOWER ROOM AND ENSUITE TO MASTER
- DOUBLE GARAGE AND GOOD SIZED GARDEN

Tenure: Freehold EPC Rating: C

# £390,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST106691](http://williamhbrown.co.uk/Property/LST106691)



Property Ref:  
LST106691 - 0006

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)**