



Avenue Farm Road, Sutton Bridge Spalding PE12 9QF

welcome to

Avenue Farm Road, Sutton Bridge Spalding

RURAL RETREAT. This delightful property is situated in a rural location with the benefit of Sutton Bridge being a short drive away offering good road links to Norfolk. With well presented accommodation, useful Outbuilding with electric along with Off Road Parking and a Good Sized Rear Garden.



Entrance Hall

having understair storage.

Lounge

12' 11" x 11' 1" (3.94m x 3.38m)

having window to front.

Kitchen/Diner

24' 8" x 11' 1" (7.52m x 3.38m)

having range of units at wall and base level, worktops with stainless steel sink. Built-in oven with gas hob and extractor fan. Space for washing machine, dishwasher and fridge/freezer. Two doors and window.

Cloakroom

having low level WC and wash hand basin.

Bedroom 1

11' x 12' 10" (3.35m x 3.91m)

having window to front.

Bedroom 2

9' x 10' 7" (2.74m x 3.23m)

having window to side.

Bedroom 3

7' 6" x 8' 1" (2.29m x 2.46m)

Bathroom

having bath with shower over, with combination unit with low level WC and vanity unit having storage.

Outbuilding

17' 2" x 12' 1" (5.23m x 3.68m)

having barn door, power and two windows to side.

Outside

the property sits back behind a driveway offering Off Road Parking for several cars. The enclosed rear Garden is laid to lawn with patio area. Summer House having power.



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Avenue Farm Road, Sutton Bridge Spalding

- SEMI DETACHED HOUSE IN RURAL LOCATION
- KITCHEN/DINING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- OUTBUILDING WITH ELECTRIC

Tenure: Freehold EPC Rating: E

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST105611 - 0004

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