



Nightingale Way, Sutton Bridge SPALDING PE12 9RG

welcome to

Nightingale Way, Sutton Bridge SPALDING

Two bedroom detached bungalow, AVAILABLE WITH NO CHAIN. Lounge, kitchen & UTILITY. Family bathroom with three piece suite. GENEROUS AMOUNT OF OFF ROAD PARKING, single garage & a fully enclosed garden. WELL PRESENTED THROUGHOUT & within close proximity of amenities. VIEWING ADVISED



Entrance Porch

having door to inner hall.

Entrance Hall

having built-in airing cupboard with hot water tank. loft access and wood laminate flooring.

Lounge

11' 7" x 19' 7" (3.53m x 5.97m)

having gas point for gas fire, french doors to the side garden and wood effect laminate flooring.

Kitchen

10' 2" x 8' 9" (3.10m x 2.67m)

having range of units at wall and base level, one and half bowl stainless steel sink. Integrated electric oven, 4 ring gas hob and stainless steel extractor. Space for fridge, tiled floor.

Utility Room

5' 10" x 5' 7" (1.78m x 1.70m)

having unit at wall level, worktops with space for washing machine and fridge freezer under. Tiled floor, side door to garden.

Bedroom 1

14' 5" x 9' 9" (4.39m x 2.97m)

having built-in double wardrobe and wood effect laminate flooring.

Bedroom 2

10' 8" Max x 9' 10" Max (3.25m Max x 3.00m Max)

having built-in double wardrobe and wood effect laminate flooring.

Shower Room

7' 3" x 7' 2" Max (2.21m x 2.18m Max)

having shower cubicle with thermostat shower, low level WC and wash hand basin. Extractor, heated towel rail and shaving point. Fully tiled walls and floor.

Garage

16' 3" x 8' 4" (4.95m x 2.54m)

having up and over door, power and light. Wall

mounted boiler (installed in October 2024)

Outside

the property sits back behind a driveway offering off road parking for 2 cars. Small front lawn enclosed by picket fencing with gate and path to the front door. The rear garden is enclosed by fencing, lawn with shrubs to borders and patio seating area. Timber garden shed.

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



view this property online williamhbbrown.co.uk/Property/LST106916



welcome to

Nightingale Way, Sutton Bridge SPALDING

- TWO BEDROOM DETACHED BUNGALOW AVAILABLE WITH NO CHAIN
- GOOD SIZED LOUNGE, KITCHEN & UTILITY
- SHOWER ROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING & ATTACHED SINGLE GARAGE
- FULLY ENCLOSED GARDEN

Tenure: Freehold EPC Rating: C

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106916



Property Ref:
LST106916 - 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.

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



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



williamhbrown.co.uk