



**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.'



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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

Council Tax Band: B

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106916 - 0005

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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.



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