



**Sir Peter Scott Road, Sutton Bridge Spalding PE12 9SE**



**welcome to**

**Sir Peter Scott Road, Sutton Bridge Spalding**

Modern Three Bedroom Terraced House. AVAILABLE WITH NO CHAIN. Good sized lounge & kitchen. Family bathroom, EN-SUITE TO MASTER & Downstairs WC. Fully enclosed garden & parking for one car IN FRONT OF A SINGLE GARAGE. Ideal for FIRST TIME BUYERS



**Entrance Hall**

having stairs and laminate flooring.

**Lounge**

14' 5" x 16' 7" ( 4.39m x 5.05m )

having built-in under stairs cupboard. French doors to garden.

**Kitchen**

13' 11" x 9' 7" ( 4.24m x 2.92m )

having range of units at wall and base level, one and half bowl stainless steel sink, Integrated double electric oven, 4 ring gas hob with stainless steel extractor. Space for washing machine, dishwasher and fridge freezer. Wall mounted gas boiler, tiled floor.

**Cloakroom**

5' 7" x 2' 8" ( 1.70m x 0.81m )

having low level WC, wash hand basin and tiled floor.

**Landing**

having built-in airing cupboard with hot water tank. Loft access.

**Bedroom 1**

13' 4" x 9' 6" ( 4.06m x 2.90m )

**Ensuite**

4' 2" x 9' 6" ( 1.27m x 2.90m )

having shower cubicle with thermostat shower, low level WC and pedestal wash hand basin. Extractor, tiled floor.

**Bedroom 2**

10' 9" x 9' 6" ( 3.28m x 2.90m )

**Bedroom 3**

9' x 6' 9" ( 2.74m x 2.06m )

**Bathroom**

6' 1" x 6' 9" ( 1.85m x 2.06m )

having bath with shower attachment, low level WC and pedestal wash hand basin. Extractor, tiled floor.

**Garage**

17' 2" x 8' 11" ( 5.23m x 2.72m )

having up and over door and 1 parking space in the

front.

**Outside**

the rear garden is enclosed by fencing with gate giving access to parking area. Low maintenance garden with gravel and patio area.



***view this property online*** [williamhbrown.co.uk/Property/LST106952](http://williamhbrown.co.uk/Property/LST106952)



**welcome to**

## **Sir Peter Scott Road, Sutton Bridge Spalding**

- MODERN THREE BEDROOM TERRACED PROPERTY WITH NO CHAIN
- GOOD SIZED LOUNGE & KITCHEN
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- ENCLOSED LOW MAINTENANCE GARDEN
- PARKING FOR ONE CAR & SINGLE GARAGE

Tenure: Freehold EPC Rating: C

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST106952](http://williamhbrown.co.uk/Property/LST106952)



Property Ref:  
LST106952 - 0005

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)**