



**Nightingale Way, Sutton Bridge SPALDING PE12 9RG**

**welcome to**

**Nightingale Way, Sutton Bridge SPALDING**

Three double bedroom detached bungalow, IMMACULately PRESENTED INSIDE & OUT. Spacious lounge, kitchen, utility & CONSERVATORY EXTENSION. Family bathroom with THREE PIECE SUITE & additional WC. Off road parking & fully enclosed rear garden WITH LAWN & UNDERCOVER SEATING AREA





### Entrance Porch

5' 1" x 3' 11" ( 1.55m x 1.19m )  
inner door to:

### Entrance Hall

having loft access and built-in airing cupboard with hot water tank

### Lounge

16' 1" x 11' 10" ( 4.90m x 3.61m )  
feature fireplace with inset gas fire

### Kitchen

14' 1" x 9' 11" ( 4.29m x 3.02m )  
having a range of wall and base units, work surfaces and a double bowl sink. Integrated electric oven, four ring induction hob and stainless steel extractor.  
Space for fridge and door to:

### Utility

7' 7" x 5' 4" ( 2.31m x 1.63m )  
having fitted base units, work surface and space for washing machine and tumble dryer. Door to bedroom 3 and door to:

### Conservatory

11' 11" x 8' 1" ( 3.63m x 2.46m )  
with French doors to the garden

### Wc

4' 4" x 3' 11" ( 1.32m x 1.19m )  
comprising two piece suite of WC and pedestal sink

### Bedroom 1

12' 1" x 11' 9" ( 3.68m x 3.58m )  
having built-in double and single wardrobes

### Bedroom 2

9' 11" x 11' 5" ( 3.02m x 3.48m )  
having built-in double wardrobe

### Bedroom 3

10' 8" x 8' 3" ( 3.25m x 2.51m )  
having wall mounted gas boiler, controls and battery for solar panels and uPVC sliding door to side

### Bathroom

6' 6" x 6' 6" ( 1.98m x 1.98m )  
comprising three piece suite of WC, inset sink and shower cubicle with thermostatic shower. Extractor and shaving point

### Outside

to the front of the property there is a resin driveway providing off road parking, a small lawn to the left hand side and a side gate leading to the rear. Enclosed by timber fencing, the rear garden is landscaped and well maintained having a central lawn with shrub and flower borders to the rear and side. There is a block paved undercover seating area with pergola, as well as a timber garden shed with power and lighting

### Garage/Storage

having up and over door to front. Part of the original garage has been converted in to what is now bedroom 3

### Agents Note

the property has 14 solar panels installed that are owned outright and come with a battery pack for storage



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welcome to

## Nightingale Way, Sutton Bridge SPALDING

- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- LOUNGE, KITCHEN, UTILITY & CONSERVATORY EXTENSION
- FAMILY BATHROOM & ADDITIONAL WC
- OFF ROAD PARKING & STORAGE TO FRONT OF ORIGINAL GARAGE
- FULLY ENCLOSED REAR GARDEN WITH LAWN & UNDERCOVER SEATING

Tenure: Freehold EPC Rating: C

**£320,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106985 - 0004

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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.



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)**