

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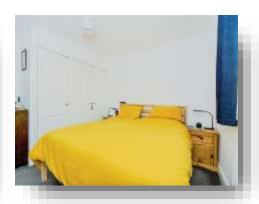
- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- LOUNGE, KITCHEN, UTILITY & CONSERVATORY **EXTENSION**
- FAMILY BATHROOM & ADDITIONAL WC
- OFF ROAD PARKING & STORAGE TO FRONT OF **ORIGINAL GARAGE**
- FULLY ENCLOSED REAR GARDEN WITH LAWN & UNDERCOVER SEATING

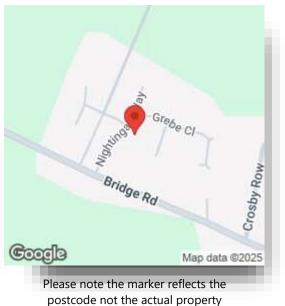
Tenure: Freehold EPC Rating: C

£320,000









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Property Ref: LST106985 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or and boundaries of the property and other important matters before exchange of contracts.





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