

Allenbys Chase, Sutton Bridge Spalding PE12 9SY

welcome to

Allenbys Chase, Sutton Bridge Spalding

THIS IMMACULATELY SEMI DETACHED HOUSE IS READY FOR IT'S NEXT OWNER TO TURN THE KEY AND START TO ENJOY THEIR NEW HOME. The modern kitchen has a breakfast bar with 2 seats beneath. With a bright and airy lounge ideal for family time. Ample off road parking and double garage. Call to book your viewing













Entrance Hall

having stairs, tiled floor, door to kitchen, door to shower room, door to WC and door to:

Lounge

9' 11" x 16' 10" (3.02m x 5.13m)

feature fireplace with inset gas fire, laminate flooring and built-in cupboard with wall mounted gas boiler (installed in 2016)

Kitchen

7' 11" x 12' 2" (2.41m x 3.71m)

having a range of wall and base units, work surfaces and a composite sink with 'pull and spray' tap. Integrated electric oven, four ring gas hob and stainless steel extractor. Space for fridge freezer, washing machine and dishwasher. Door to:

Rear Entrance

having door to garden and door to:

Lobby

with power, lighting and laminate floor. Could serve as a utility if a buyer preferred

Bathroom

5' 1" x 4' 11" (1.55m x 1.50m)

comprising two piece suite of inset sink and bath with electric shower over. Heated towel rail and tiled walls and floor

Wc

 $5' \times 2' \cdot 4'' (1.52m \times 0.71m)$ fitted WC and fully tiled walls and floor

Landing

having loft access and doors off to all first floor rooms

Bedroom 1

9' 9" x 14' 1" (2.97m x 4.29m)

Bedroom 2

9' 11" x 10' 10" (3.02m x 3.30m)

Bedroom 3

9' 1" max x 8' 10" max (2.77m max x 2.69m max)

laminate floor

Outside

to the front of the property there is a large gravelled driveway providing off road parking for several vehicles including space for a caravan/motorhome, as well as giving access to a detached double garage. A concrete path leads to the side entrance door and a side gate that gives access to the rear garden. Fully enclosed by fencing, the rear garden has a lawn, timber summerhouse, two timber sheds and a metal garden shed. There is a timber pergola with seating, outside tap and an enclosed hardstanding area that is ideal for pets or additional seating

Detached Double Garage

18' 10" \times 17' 4" (5.74m \times 5.28m) having two up and over doors, power, lighting and water.





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- WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY WITH GOOD SIZED PLOT
- LOUNGE, MODERN KITCHEN & LOBBY THAT COULD **SERVE AS A UTILITY**
- DOWNSTAIRS BATHROOM & SEPARATE WC.
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN WITH SUMMER **HOUSE**

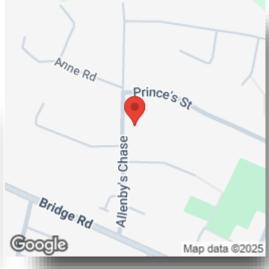
Tenure: Freehold EPC Rating: D Council Tax Band: A offers in excess of

£190,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LST107113 - 0009 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) 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 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.

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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





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