



**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' x 2' 4" ( 1.52m x 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" x 17' 4" ( 5.74m x 5.28m )

having two up and over doors, power, lighting and water.



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## Allenbys Chase, Sutton Bridge Spalding

- 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

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