



**Kinderley Close, Sutton Bridge Spalding PE12 9PZ**

**welcome to**

**Kinderley Close, Sutton Bridge Spalding**

Modern four bedroom detached family home, IDEAL LOCATION ON PRIVATE ROAD & CLOSE TO AMENITIES. Three reception rooms, kitchen & utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Off road parking for two cars, SINGLE GARAGE & fully enclosed rear garden with LAWN & PATIO AREA



### Entrance Hall

having stairs to first floor and laminate flooring

### Lounge

15' 5" x 11' 4" ( 4.70m x 3.45m )

feature fireplace with space for a gas fire (currently disconnected) and double doors to:

### Dining Room

7' 9" x 11' 2" ( 2.36m x 3.40m )

having French doors to rear garden and door to kitchen

### Study

9' 8" x 9' 6" ( 2.95m x 2.90m )

### Kitchen

14' 10" x 16' 6" ( 4.52m x 5.03m )

having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink. Integrated electric oven, grill, four ring gas hob and extractor. Space for dishwasher and fridge freezer, tiled floor, door to garden and door to:

### Utility

5' 1" x 9' 5" ( 1.55m x 2.87m )

having fitted base units, work surface and a single bowl stainless steel sink. Space for washing machine and tumble dryer, tiled floor, wall mounted gas boiler and side access door

### Wc

5' 3" x 2' 11" ( 1.60m x 0.89m )

comprising two piece suite of WC and sink. Extractor, heated towel rail and tiled floor

### Landing

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

### Bedroom 1

11' 2" x 11' 3" ( 3.40m x 3.43m )

having two built-in double wardrobes and door to:

### En-Suite

6' 1" x 6' 6" ( 1.85m x 1.98m )

comprising three piece suite of WC, inset sink and corner shower cubicle with dual head thermostatic shower. Extractor, heated towel rail and fully tiled walls and floor

### Bedroom 2

11' 5" x 9' 8" ( 3.48m x 2.95m )

built-in double and single wardrobes

### Bedroom 3

10' 2" x 9' 2" ( 3.10m x 2.79m )

### Bedroom 4

9' 10" max x 9' 7" max ( 3.00m max x 2.92m max )

### Bathroom

6' 4" x 8' 7" ( 1.93m x 2.62m )

comprising three piece suite of WC, pedestal sink and bath with shower attachment. Extractor, heated towel rail, tiled floor and partly tiled walls

### Outside

to the front of the property there is a small garden with two lawned areas and a central pathway leading to the front door. A driveway to the left hand side provides off road parking for two cars and gives access to a single garage, with a gate to the right hand side providing access to the rear garden. Fully enclosed by timber fencing, the rear garden is in the majority laid to lawn with a raised brick planter to the left hand side. Within the garden there is also a paved patio area and an outside tap

### Garage

17' 1" x 9' 3" ( 5.21m x 2.82m )

having up and over door, power and lighting



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## Kinderley Close, Sutton Bridge Spalding

- MODERN FOUR BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING FOR TWO CARS & SINGLE GARAGE
- ENCLOSED REAR GARDEN WITH LAWN & PATIO AREA

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107170 - 0003

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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)**