



Falklands Road, Sutton Bridge Spalding PE12 9XF

welcome to

Falklands Road, Sutton Bridge Spalding

Well presented two bedroom semi-detached bungalow, SOUGHT AFTER AREA WITHIN SUTTON BRIDGE. Lounge, kitchen & CONSERVATORY/GARDEN ROOM EXTENSION. Family bathroom with REFITTED MODERN THREE PIECE SUITE. Off road parking for two cars, SINGLE GARAGE & fully enclosed rear garden



Entrance Porch

4' 5" x 2' 4" (1.35m x 0.71m)

having a tiled floor and internal door to:

Entrance Hall

tiled floor, loft access, built-in airing cupboard with hot water tank and doors off to all main rooms

Kitchen

11' 2" x 8' 7" (3.40m x 2.62m)

having a range of wall and base units, single bowl ceramic sink and wood effect surfaces. Space for electric oven, fridge freezer and washing machine. Tiled floor and wall mounted gas boiler

Lounge

15' 8" x 10' 7" (4.78m x 3.23m)

having a feature fireplace with inset gas fire, laminate flooring and sliding door to:

Conservatory / Garden Room

7' 2" x 17' 10" (2.18m x 5.44m)

with tiled floor and French doors to garden

Bedroom 1

13' 4" excl. wardrobe x 10' 5" (4.06m excl. wardrobe x 3.17m)

built-in double wardrobe and laminate floor

Bedroom 2

7' 10" x 8' 8" (2.39m x 2.64m)

Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)

comprising three piece suite of WC, inset sink and bath with dual head thermostatic shower over.

Extractor, heated towel rail and fully tiled walls and floor

Outside

to the front of the property there is a driveway providing off road parking for two cars and a side gate leading to the entrance door and rear garden. Enclosed by timber fencing, the rear garden is in the majority laid to lawn with borders to the rear and side. The garden also features a patio seating area

and timber garden shed

Garage

18' 9" x 9' 4" (5.71m x 2.84m)

electric roller door, power and lighting. Side access door



view this property online williamhbrown.co.uk/Property/LST107279



welcome to

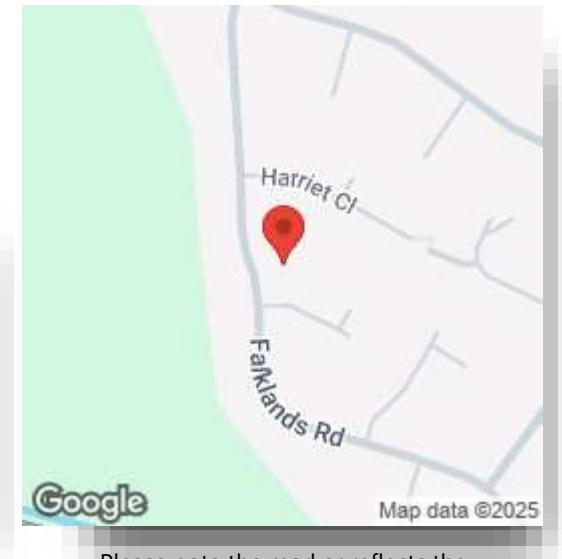
Falklands Road, Sutton Bridge Spalding

- WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW
- LOUNGE, KITCHEN & CONSERVATORY/GARDEN ROOM
- FAMILY BATHROOM WITH MODERN THREE PIECE SUITE
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£200,000



view this property online williamhbrown.co.uk/Property/LST107279

Please note the marker reflects the postcode not the actual property



Property Ref:
LST107279 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 and boundaries of the property and other important matters before exchange of contracts.

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.



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk