



**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



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## **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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107279 - 0002

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