

Kent Close, Sutton Bridge Spalding PE12 9QY

welcome to

Kent Close, Sutton Bridge Spalding

NO CHAIN! Well presented two bedroom semi-detached bungalow, IDEAL FOR THOSE LOOKING TO DOWNSIZE. Lounge, kitchen & conservatory. Family shower room. Off road parking, a single garage & a fully enclosed garden. Situated on a popular estate with a regular bus service.













Lounge

10' 4" x 16' 1" (3.15m x 4.90m) having french doors to the conservatory. Fireplace with back boiler.

Conservatory

9' 1" x 6' 5" (2.77m x 1.96m) being of brick and UPVC construction.

Kitchen

8' 7" x 11' 1" (2.62m x 3.38m) having range of units at wall and base level, worktops with inset stainless steel sink and gas hob. Built-in eye level oven, space for fridge/freezer and washing machine.

Bedroom 1

10' 4" x 13' 3" (3.15m x 4.04m)

Bedroom 2

7' 11" x 8' 9" (2.41m x 2.67m)

Shower Room

having shower cubicle, low level WC and sink set in vanity unit. Fully tiled walls and heated towel rail.

Garage

8' 7" x 19' 2" (2.62m x 5.84m) having up and over door.

Outside

the properly sits back behind a concrete driveway offering off road parking. The side gate gives access to the enclosed rear garden which is laid to lawn with a patio area.





welcome to

Kent Close, Sutton Bridge Spalding

- SEMI DETACHED TWO BEDROOM BUNGALOW
- LOUNGE, KITCHEN & CONSERVATORY
- OFF ROAD PARKING & GARAGE
- POPULAR LOACTION
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000







Harriet C/ Falkhands Rd Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107309



Property Ref: LST107309 - 0004 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.

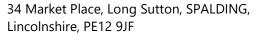


01406 363224



william h brown

longsutton@williamhbrown.co.uk





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.