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Wigtoft Road, Sutterton, PE20 2EL

£295,000

** SUBSTANTIAL DETACHED FAMILY HOME ** POTENTIAL FOR ANNEXE ** VERSATILE ACOOMOODATION ACROSS TWO FLOORS ** TWO LARGE RECEPTION ROOMS ** CONSERVATORY ** 25' LOUNGE DINING ROOM ** KITCHEN BREAKFAST ROOM ** END OF CHAIN

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Barrington House Wigtoft Road, Sutterton, PE20 2EL

Three bedroom detached family home. STUDY ANNEXE BEDROOM 15'1" x SELF CONTAINED ANNEXE POTENTIAL. Extensive accommodation if used as one house, MULTIPLE RECEPTION **ROOMS INCLUDING GAMES ROOM &** OFFICE. Ample off road parking & enclosed gardens. POPULAR EDGE OF VILLAGE LOCATION, access to amenities

ENTRANCE HALL

stairs to first floor, door to kitchen and door to:

LOUNGE AREA 24'10" x 14'4" (7.57 x 4.37)

double doors to dining room and sliding uPVC door to:

CONSERVERTORY 12'4" x 10'5" (3.78×3.20)

Travertine tiled floor and French doors to side

INNER LOBBY 8'0" x 8'11" (2.46 x 2.73)

KITCHEN BREAKFAST AREA 17'10" x 13'1" (5.46 x 3.99)

A range of wall and base units, work surfaces and a one and a half bowl sink. Space for electric range oven and fridge freezer. Door to rear entrance and door to:

PANTRY 5'10" x 5'1" (1.78 x 1.55) A range of shelving, storage areas

REAR ACCESS

With access Via a side door from the driveway, door to storage cupboard, door to utility and door to:

SHOWER ROOM

Three piece suite of WC, inset sink and shower cubicle with thermostatic shower. Extractor

UTILITY ANNEXE KITCHEN 7'10" x 5'6" (2.39 x 1.68)

Double glazed window, sink unit, floor and wall units

STORE

used for general storage

6'11" (4.62 x 2.11)

GAMES ROOM 11'8" x 15'5" (3.58 x 4.72)

Carpet flooring, double glazed doors

OFFICE 13'5" x 10'2" (4.11 x 3.10)

FIRST FLOOR LANDING

Access to all first floor rooms

BEDROOM 13'10" x 10'7" (4.24 x 3.24)

Double glazed window, carpet flooring

BEDROOM 10'4" x 12'0" (3.17 x 3.68)

Double glazed window, carpet flooring

BEDROOM 7'3" x 8'11" (2.21 x 2.72

Double glazed window, carpet flooring

BATHROOM

OUTSIDE

The property is approached via double metal gates leading to a large driveway providing ample off road parking. There is an enclosed lawn to the right hand side of the drive with a patio seating area and timber garden shed. To the rear of the plot there is a timber summerhouse with electric, as well as a low maintenance paved area to the rear and right hand side of the property



















