



Bank House

New Road | Sutton Bridge | Lincolnshire | PE12

FINE & COUNTRY



KEY FEATURES

- A Red Brick & Render, Art Deco Town Villa Standing Within a Generous Plot
 - Village Location on the Edge of South Lincolnshire, Close to Norfolk Border
 - Attractive Column, Portico and Further Improvement Made by the Present Owner
 - Hallway, Reception Room, Dining Room, Kitchen / Breakfast Room, Utility Room
 - Master Bedroom with Dressing Room and En Suite Shower Room
 - Further Three Bedrooms, a Family Bathroom and an Attic Room
 - Front Garden, Gravel Driveway, Double Garage, Rear Garden with Patio Terrace
 - Total Accommodation Extends to 1703 Sq. Ft
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A very fine, highly individual, four bedroomed 1930s house that includes a large attic home office, has been completely refurbished and modernised, presenting in superb order. In the south Lincolnshire fens, in a village on the banks of the River Nene just before it flows into The Wash, close to the Norfolk and Cambridgeshire borders, it is only a short walk to the local shops in one direction and into beautiful countryside in the other. Miles of walks along the sea bank are a delight, or a half hour car journey will take you to stunning beaches along the North Norfolk coast.

Impressive Bank House was originally built for an executive bank manager. The handsome exterior has a rather grand feel particularly since the owner has recently removed the old tunnel porch at the front entrance and replaced it with a fine stone portico supported by elegant columns. The property's refurbishment has been so comprehensive that it is almost like a new house; about a year ago, all new triple-glazed windows were fitted, new oak flooring was laid in the kitchen and adjoining utility room, new carpets throughout, and outside, the corners of the attractive clay pantile roof were retiled, finishing with a complete redecoration in a pale neutral scheme.

The house is very light and airy with the generous living room triple aspect, and the adjacent dining room having a very large bay window incorporating French doors onto the terrace. The white kitchen is fitted with an abundance of units with timber worktops and integrated Smeg appliances such as an electric oven with gas hob above, a second brand new oven in the chimney breast, and a Smeg sink and tap. The kitchen stretches front to back with an area for dining at the front and leads into the utility area and back door at the far end.





Storage is certainly not an issue with a walk-in cupboard in the kitchen and another in the hall. The dining room has panelling disguising a large cupboard currently used for storing wine; however, in the past this room has been a bedroom then serving as an excellent wardrobe. This suggests that an elderly family member might live here, particularly since a downstairs shower room with WC leads off the utility room.

Upstairs, the three largest bedrooms face the back. The master has a dressing area with a wall of built-in wardrobes, opposite which a panelled wall camouflages the door into the en suite which houses a double width shower. The middle bedroom benefits the huge, glazed bay, two built-in wardrobes, and its own washbasin with cupboard below, whilst the third bedroom has a window to the south and one to the west. The fourth bedroom is at the front and would take a small double bed. This room has been an office previously, so too the converted loft space which is accessed via a ladder in the airing cupboard. It should be noted that there is fibre optic broadband to the property. The family bathroom contains a fitted bath and washbasin, and the WC is separate next door. The carpeted loft has a quirky shaped ceiling with exposed timbers and a Velux window giving plenty of light. Walls are panelled and cupboards have been built into the eaves.



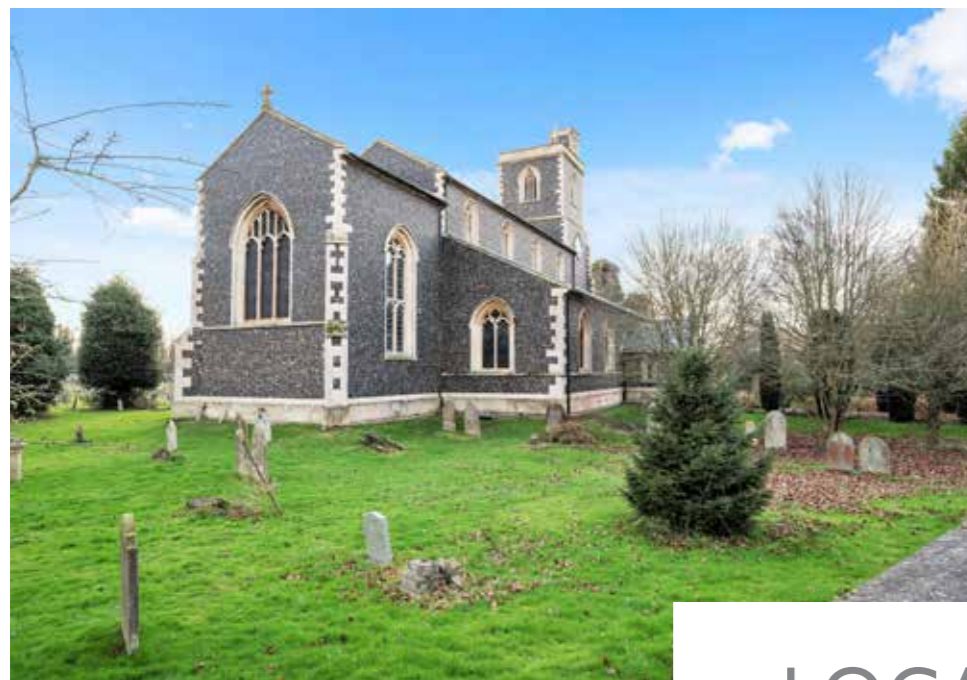


Outside, the gravel drive at the front extends down the side to the rear providing parking for several cars; at the back stands the separate, double garage with its two up-an-over doors, electricity, and a water supply. The west facing rear of the house has a paved terrace onto which the French doors and the back door open, ideal for summer entertaining. The garden is quiet and secluded with thick, 11 foot high hedging down one side and a new lapboard fence down the other, predominantly lawn, it has some mature shrubs and trees to add interest.

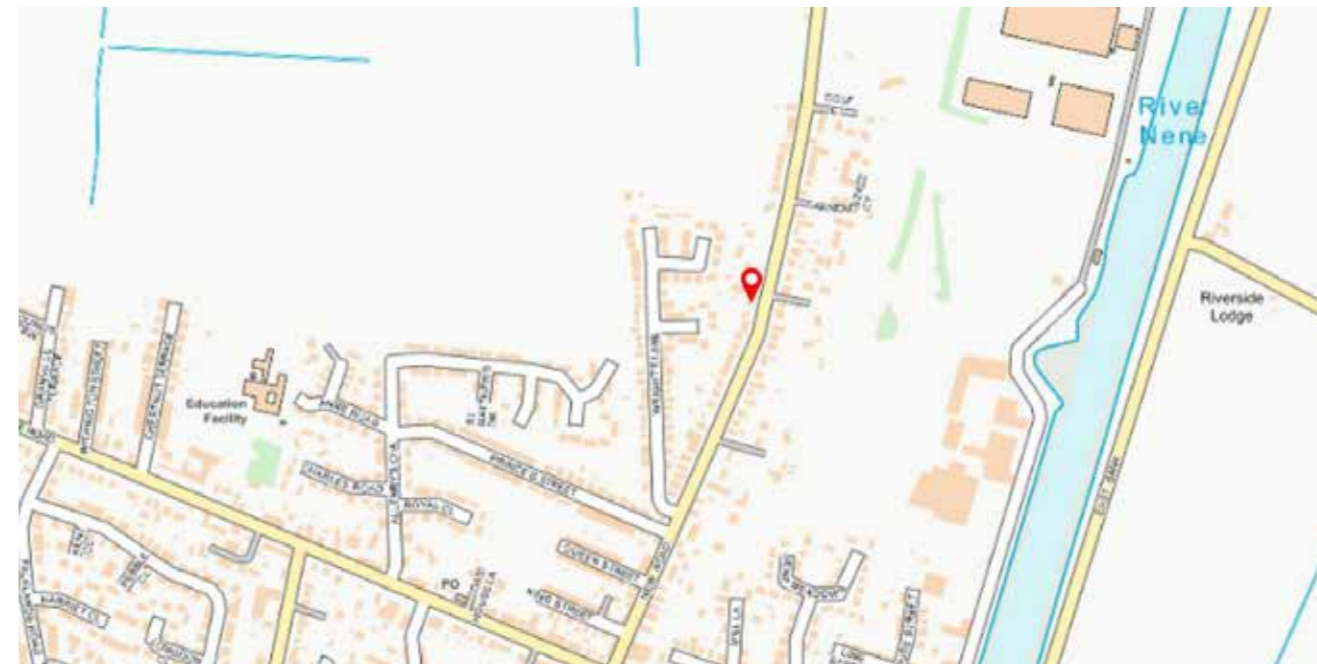
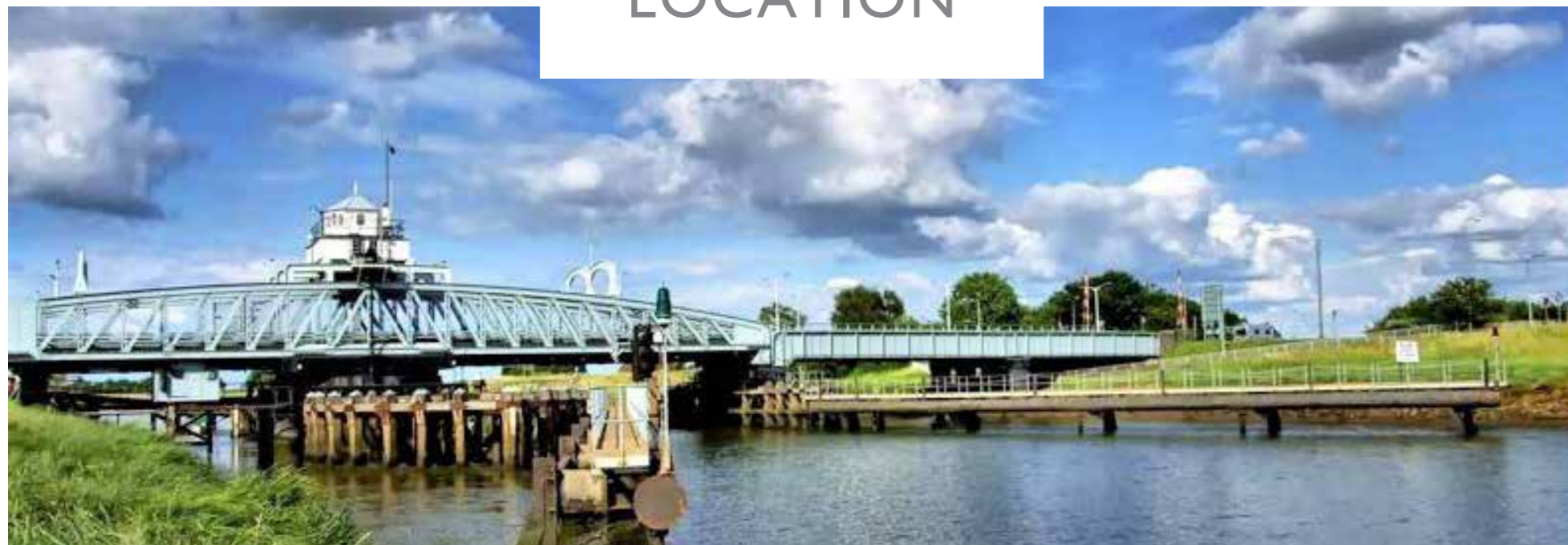
For those with a young family, Westmere Community Primary School rated Good by Ofsted, is within walking distance, so too a small Co-op supermarket, a medical centre, a pharmacy, fish and chip shops, an excellent hardware store, various other independent stores, whilst Sutton Bridge Golf Club is only a short walk up the road. On the outskirts, The Anchor Inn has recently been refurbished serving food and with rooms. More shops are 3 miles up the road in Long Sutton or, crossing over the hydraulic swing bridge spanning the River Nene, much larger, historic King's Lynn is about a 15-minute drive east.

The location has excellent road links with very easy access onto the A17 taking you into Norfolk eastwards and, in the opposite direction, ultimately connecting with the A1 Northbound to the northwest. Nearby, the A47 takes you to Peterborough and the A1 Southbound, and to Norwich to the east. Peterborough has fast trains to London taking around 45 minutes meaning a journey time of approximately an hour and a half will take you into central London.





LOCATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Electricity, Water, Drainage, Gas Central Heating

TENURE: Freehold

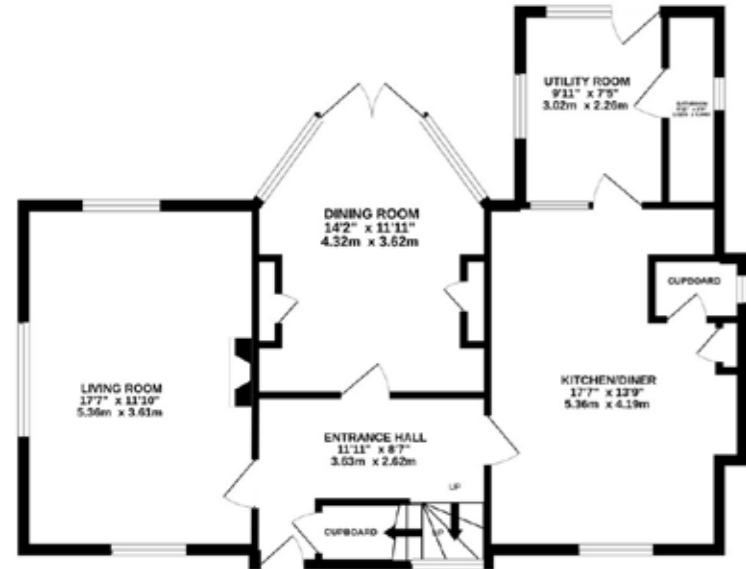
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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

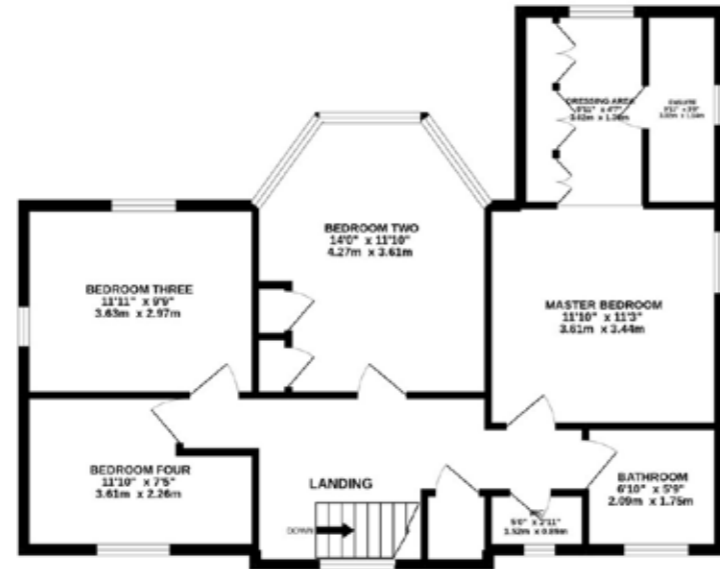




GROUND FLOOR
762 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



GARAGE
323 sq.ft. (30.0 sq.m.) approx.

2ND FLOOR
148 sq.ft. (13.7 sq.m.) approx.



TOTAL APPROX. FLOOR AREA EXCLUDING OUTBUILDINGS 1703 sq.ft. (158.2 sq.m.)
TOTAL APPROX. FLOOR AREA INCLUDING OUTBUILDINGS 2024 sq.ft. (188.1 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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JAN VON DRACZEK DIRECTOR

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Jan has been in the property industry for over 30 years, having worked in high end sales in central London and country house sales in the East of England which means he brings a wealth of property experience and knowledge to Fine & Country. His enthusiasm and dedication to produce a successful outcome for his clients shines through and his willingness to help around the clock only proves his work ethic. Some of Jan's keys strengths are his work ethic, innovative thinking and enthusiasm.



MOLLY THOMAS PROPERTY SALES & MARKETING CONSULTANT

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Molly has started her career with Fine & Country in 2020 where she has been studying to become a qualified Junior Estate Agent. Using my artistic skills, Molly has created some admirable advertising by working closely with advertisers and publishers. She prides herself in providing the highest level of customer care and listening to clients in order to understand their individual needs.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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