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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Holmlea, 66 Marsh Road, Sutterton PE20 2LR

£299,950 Freehold

- Detached Bungalow
- Semi-Rural Location
- 3 Bedrooms
- Single Garage
- Oil Central Heating

Older style detached bungalow in semi-rural location with open views. Established enclosed gardens and surrounding paddock/pasture land approximately 2.3 acres in total (subject to survey). Reception hall, kitchen, lounge diner, 3 bedrooms and bathroom. Ample parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

SIDE ENTRANCE PORCH

Of UPVC construction with UPVC entrance door and timber stable style door leading to:

KITCHEN

11' 3" x 11' 2" (3.45m x 3.42m) Range of modern cream units comprising base cupboards and drawers beneath the roll edged worktops with inset single drainer stainless steel sink unit, built-in electric oven with ceramic hob, range of matching eye level wall cupboards, plumbing and space for dishwasher, contemporary vertical radiator. tiled floor, windows to the rear and side elevations.

REAR HALLWAY

Ceramic floor tiles, half glazed rear entrance door to:

BEDROOM 3

14' 5" x 11' 10" (4.4m x 3.61m) Brick with UPVC windows to two sides, French doors opening on to the garden, radiator.



BATHROOM

8' 2" x 7' 10" (2.51m x 2.39m) Modern bathroom with contemporary three piece white suite comprising bath with MX Options shower over, low level WC and vanity hand basin set within storage unit with numerous base cupboards and drawers beneath, attractive modern tiling, heated towel rail, obscure glazed side window.

LOUNGE DINER

22' 4" x 12' 6" (6.81m x 3.82m) Open grate set within fireplace with decorative surround, patio doors leading on to the garden, wood flooring, large walk-in recess with doors and full height windows to the side elevation, coved and textured ceiling, TV point, doors arranged off to:

BEDROOM 1

11' 10" x 10' 0" (3.61m x 3.05m) UPVC window to the side elevation, access to loft space, storage heater, radiator.

BEDROOM 2

10' 0" x 10' 0" (3.05m x 3.05m) UPVC window to the front elevation, radiator, coved cornice, storage heater.

EXTERIOR

The property is approached through a five bar farm style gate to a gravelled driveway with ample parking and access to:

SECTIONAL GARAGE

Up and over door.

ESTABLISHED GARDENS

Mainly laid to lawn with established borders, hedge row, shrubs and flowers.

PADDOCK/PASTURE LAND

Situated to the rear (west side of the property) and to either side forming a 'U' shaped enclosed paddock with a degree of post and rail fencing and natural hedge row.

DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 8 miles to the Sutterton roundabout. Take the fourth exit on to the A17 east bound, then turn immediately right into Marsh Road. Continue for around half a mile and the property is situated on the right hand side.

AMENITIES

The nearby village of Sutterton has a primary school, general stores, public house/restaurant etc. Sutterton roundabout is home to a large service area with 24 hour mini market, fast food restaurants and drive through Starbucks. Primary and secondary schools are available at nearby Kirton and the thriving Georgian market town of Spalding is 7 miles to the south offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 25 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be read 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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity.
Oil central heating. Private drainage.

COUNCIL TAX BAND B

LOCAL AUTHORITIES

Boston Borough Council 01205 314200
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S10413

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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