

**ROBERT  
HALE  
HOMES FOR  
SALE**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**13 ALLENBYS CHASE  
SUTTON BRIDGE  
PE12 9SY**

**THE PROPERTY:** THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON A RESIDENTIAL ROAD IN THIS POPULAR LINCOLNSHIRE VILLAGE WITH ITS OWN SCHOOL POST OFFICE PUB & SHOPS CLOSE TO COASTAL WALKS!  
\*FITTED KITCHEN WITH BUILT-IN OVEN AND HOB \*GENEROUS ENCLOSED GARDENS TO REAR \*EXTENSIVE MULTI VEHICLE OFF ROAD PARKING \*DOUBLE GARAGE \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING \*IDEAL FIRST TIME BUY OR SECOND HOME \*VIEW QUICKLY!

**THE PRICE: £190,000 FREEHOLD EPC BAND D REF. 9030**

**SELLING? FREE, FREE, VALUATIONS!**

For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



**REF: 9030 13 ALLENBYS CHASE, SUTTON BRIDGE**

**COUNCIL TAX: BAND A SOUTH HOLLAND COUNCIL**

**HOW TO GET THERE:**

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:** With stairway off.

**LOUNGE/DINER:** 17' (max) x 11'2" (max) With built-in cupboard housing Worcester gas fired wall mounted combi boiler, laminate floor, feature fire surround enclosing a fitted "flame effect" gas fire.

**KITCHEN/BREAKFAST ROOM:**

12'1" (max) x 10'3" (max) With tiled floor, part tiled walls, built-in gas hob, electric hob hood, range of wall cupboards, wine rack, built-in carousel unit, built-in electric oven, built-in double store cupboard, preparation surfaces with cupboards under, inset single drainer sink unit with mixer tap and cupboard under, space/plumbing for dishwasher.

**GROUND FLOOR CLOAK ROOM/W.C.:**

With tiled floor, tiled walls, extractor fan, low level w.c.,

**GROUND FLOOR BATHROOM:**

With shower/bath with Mira electric shower overhead, inset hand wash basin with mixer tap and cupboard under, heated towel rail, part tiled walls, tiled floor.

**REAR LOBBY:** With tiled floor.

**UTILITY:** 10' (max) x 5'1" (max)

**FIRST FLOOR:**

**LANDING:** With laminate floor, access to loft.

**BEDROOM NO 1:** 14'1" (max) x 9'6" (max) With range of fitted units including bedside tables, blanket cupboards, dressing unit and wardrobe/cupboards.

**BEDROOM NO 2:** 12' (max) x 10' (max)

**BEDROOM NO 3:** 9'1" (max) x 8'10" (max)

**OUTSIDE: RANGE OF TIMBER STORE SHEDS: SUMMER HOUSE: GAZEBO:**

**DETACHED DOUBLE GARAGE:**

19'6" (max) x 17'5" (max) With two up and over doors, personal door, power and lighting, plumbing for automatic washing machine.

**GARDENS:** To front down to an extensive shingle multi vehicle off road parking space. Generous enclosed gardens to rear, laid to lawn with concrete courtyard, extensive paved patio areas and pathways.

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