



New Road, Sutton Bridge Spalding PE12 9QE



welcome to

New Road, Sutton Bridge Spalding

Attractive detached house enjoying rural views set in a plot of approximately 1 Acre. The accommodation comprises of two receptions, kitchen, utility room, downstairs bathroom and three bedrooms.



Entrance Hall

having stairs to first floor with understair storage.

Lounge

17' 4" x 11' 11" (5.28m x 3.63m)

having attractive fireplace and french doors leading to the rear garden.

Dining Room

10' 11" x 9' 11" (3.33m x 3.02m)

Kitchen

17' 4" x 9' 7" (5.28m x 2.92m)

having range of units at wall and base level, worktops with belfast sink, with second stainless sink and drainer. Space for large range style cooker and washing machine.

Downstairs Bathroom

having bath with shower over, low level WC and wash hand basin.

Utility

6' 7" x 3' 9" (2.01m x 1.14m)

First Floor Landing:

having reduced head height.

Bedroom 1

14' 4" x 10' 5" (4.37m x 3.17m)

having reduced head height.

Bedroom 2

12' 2" x 11' 8" (3.71m x 3.56m)

having reduced head height.

Bedroom 3

10' 8" x 9' 9" (3.25m x 2.97m)

having reduced head height.

Outside

The property is set in approximately an acre plot with gardens surrounding the house laid to lawn. Shared driveway giving access to large gravelled parking area offering off road parking for several vehicles, carport and useful outbuilding.



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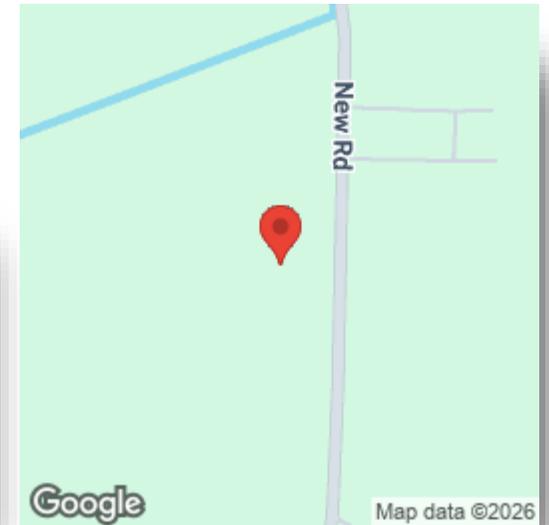
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- DETACHED CHARACTER COTTAGE IN A RURAL LOCATION
- SOME UPDATING IS REQUIRED
- TWO RECEPTION ROOMS
- AMPLE OFF ROAD PARKING, CARPORT AND OUTBUILDING
- GREAT POTENTIAL

Tenure: Freehold EPC Rating: F
Council Tax Band: B

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106470 - 0003

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