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13 Queen Street, Sutton Bridge PE12 9RD

**£130,000 Freehold**

- Recently Redecorated and Recarpeted Terraced House
- 2 Double Bedrooms
- 2 Reception Rooms
- Southerly Facing Enclosed Garden
- Off Road Parking at the Rear

Terraced house in a side street location close to nearby amenities & bus stops offering 2 double bedrooms, 2 reception rooms, modern kitchen, modern shower room, upvc double glazing, gas central heating, southerly facing enclosed rear garden, off road parking at the rear & no upward chain. Viewing advised.

SPALDING 01775 766766 BOURNE 01778 420406



**ACCOMMODATION COMPRISES:** Upvc double glazed front entrance door into:

**ENTRANCE HALL:**

**LOUNGE:** 9'4 x 8'11 (2.87m x 2.74m) max

Upvc double glazed window to the front. Radiator. Cupboards housing gas and electric consumer units.

**DINING ROOM:** 13'11 x 10'6 (4.26m x 3.22m) max

Upvc double glazed window to the rear. Radiator. Door to:

**INNER HALL:** Stairs to the first floor with storage cupboard beneath. Opening to:



**KITCHEN:** 16'6 x 8'3 (5.05m x 2.52m) 2 Upvc double glazed windows to the side. Upvc double glazed door to the side. Fitted base units with work tops over, breakfast bar area and matching wall units. Inset stainless steel sink and drainer. Tiled splashbacks. Space for cooker, fridge and washing machine. Radiator. Loft access. Wall mounted boiler.



**FIRST FLOOR LANDING:** Loft access.

**BEDROOM 1** 14'0 x 10'0 (4.27m x 3.05m) max

Upvc double glazed window to the front. Radiator.

**BEDROOM 2** 14'0 x 9'10 (4.27m x 3.00m) max

Upvc double glazed window to the rear. Radiator.

**BATHROOM:** Upvc double glazed window to the side. Refitted modern white wc, hand basin plus tiled and glazed shower cubicle with dual head shower unit. Tiled splashbacks.

**REAR & PARKING:** Enclosed by wooden fencing. Paved pathway. Concrete patio area. Lawned garden area with flower bed borders. Tall hand gate to off road parking area accessed via shared rear access road.

**SERVICES:** All mains services (water, drainage, Gas & electricity). South Holland District Council tax band: A.

**DIRECTIONS:** From the Sutton Bridge A17 roundabout take the Bridge Road, Sutton Bridge exit and follow the road into the village. Take the right hand turning into New Road (Opposite the hardware store) and take the 2nd left into Queen Street, where the property can be located on your left hand side.



**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX BAND A**

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: 17665**

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.

**ADDRESS**

R. Longstaff & Co LLP.  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

**CONTACT**

T: 01775 766766  
E: [spalding@longstaff.com](mailto:spalding@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

