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Red Roofs, Spalding Road, Sutterton PE20 2ET

£245,000 Freehold

- Spacious detached bungalow
- Generous Sized Established Gardens
- Popular Village Location
- 3 Bedrooms, 2 Reception Rooms
- Requires Further Updating

Spacious 3 bedroom detached bungalow dating to the 1960's in pleasant village location with generous sized established gardens and ample off-road parking. Total site area approximately 0.49 acres (STS) Majority UPVC windows, some electric storage heaters. 3 bedrooms, 2 reception rooms - requires updating and modernisation. No onward chain.







ACCOMMODATION UPVC side entrance door to:

FRONT ENTRANCE PORCH 8' 3" x 3' 0" (2.52m x 0.93m) Obscure glazed inner door with similar side panel to:

ENTRANCE HALL 24' 5" x 3' 11" (7.46m x 1.21m) plus 5'5'' x 7' (1.67m x 2.14m), coved cornice, 2 ceiling lights, night storage heater, access to loft space, built-in Airing Cupboard housing th hot water cylinder and water softener, doors arranged off to:

FRONT LOUNGE 16' 5" x 9' 10" (5.02m x 3.02m) Dual aspect with UPVC windows to the front and side elevations, ceramic tiled fireplace (boarded), night storage heater, coved cornice, ceiling light, 2 wall lights.

SITTING ROOM 16' 2" x 9' 10" (4.95m x 3.02m) Dual aspect with UPVC windows to the front and side elevations, coved cornice, ceiling light, ceramic tiled fireplace (boarded), serving hatch, night storage heater.

KITCHEN 11' 3" x 12' 10" (3.43m x 3.93m) overall UPVC bay window to the side elevation, worktops, one and a quarter bowl composite sink











unit with mixer tap, integrated dishwasher, base cupboards and drawers, eye level wall cupboards, intermediate wall tiling, electric double oven, electric hob, integrated refrigerator, night storage heater, coved and textured ceiling, ceiling light, serving hatch, cloaks cupboard, door to:

REAR PORCH/LAUNDRY ROOM 12' 4" x 3' 8" (3.77m x 1.13m) overall Obscure glazed UPVC external entrance door, internal door, plumbing and space for washing machine, side window.

BRICK STORE/FREEZER ROOM 7' 0" x 12' 0" (2.15m x 3.67m) Side window, ceiling light, fitted shelf, fuse box, electricity meter.

Also from the main Reception Hall further doors are arranged off to:

BEDROOM 1 12' 0" x 12' 0" (3.67m x 3.66m) Including fitted 2 recessed double wardrobes with kneehole style dressing table and overhead storage. UPVC window to the rear elevation, coved cornice, ceiling light.

BEDROOM 2 12' 1" x 11' 5" (3.70m x 3.49m) UPVC window to the side elevation, ceiling light.

BEDROOM 3 12' 0" x 8' 5" (3.67m x 2.57m) UPVC window to the side elevation, ceiling light.

BATHROOM 9' 1" x 8' 8" (2.79m x 2.66m) maximum Three piece coloured suite comprising panelled bath with Gainsborough Monarch electric shower over, wash hand basin, low level WC, half tiled walls, obscure glazed UPVC window, ceiling light, heated towel rail.

EXTERIOR The property is nicely set back from the road with an extensive lawned front garden, picket fencing to the front boundary, tarmacadam driveway and turning bay providing multiple parking for numerous vehicles. The driveway continues down the side of the bungalow to a partly gravelled parking area, small timber clad garage/store and:

2 STORE SHEDS 32' 9" x 14' 9" (10m x 4.5m) Both in relatively poor condition. One having a concrete base and the other an earth base but both requiring full renovation or removal.

REAR GARDEN Laid to lawn with an established conifer hedge to the rear boundary and hedging/fencing to part of the side boundary. This garden continues round to the other side of the bungalow.

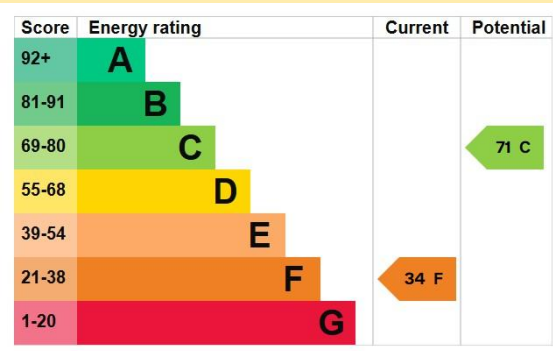
DIRECTIONS From Spalding proceed in a northerly direction along the A16 Boston Road and continue for 8 miles to the Sutterton roundabout (A16/A17). Take the second exit and proceed along the old road into the centre of Sutterton village turning left at the roundabout and the property is situated on the right hand side almost opposite the Ernest Doe premises.

AMENITIES The village has a play park, primary school, general stores/post office, public house/restaurant and doctors surgery. Further amenities at nearby Kirton, Swineshead and Donington and the towns of Boston (6 miles) and Spalding (8 miles) offer a wide range of facilities. Grantham and Peterborough are easily accessed by road and offer a fast train link with London's Kings Cross minimum journey time 70 and 48 minutes respectively.

SERVICES Mains water, electricity and drainage. Partial electric heating.







TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND C

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: S12024
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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