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44 Falklands Road, Sutton Bridge PE12 9XF

BELVOIR!

£185,000



Key Features

- > SEMI DETACHED BUNGALOW
- > TWO BEDROOMS
- > CONSERVATORY
- > GAS CENTRAL HEATING
- > GARAGE AND PARKING
- > POPULAR LOCATION
- > Tenure: FREEHOLD
- > EPC rating U

This semi-detached bungalow presents a well-proportioned home offering functional living space. It comprises two bedrooms and one bathroom, making it an ideal option for individuals or couples seeking manageable accommodation. The property features a fitted kitchen designed for efficiency and convenience, complemented by a spacious public room suitable for everyday living and entertaining. The conservatory provides an additional reception area, allowing for flexible use throughout the seasons.

Further enhancing the appeal is the benefit of UPVC double glazing, which contributes to both comfort and energy efficiency. Gas central heating is fitted, supporting year-round comfort within the property. A particular advantage is the enclosed rear garden, which offers private outdoor space for relaxation or gardening. In addition, off-road parking is provided, including a garage, ensuring secure vehicle storage and additional utility space.

The property enjoys a popular location and is set in a residential area that caters to a range of property needs.

Local area

Sutton Bridge is located in a sought-after part of Lincolnshire and benefits from a variety of amenities and services. Residents enjoy local shops, healthcare facilities, and accessible transport links, all contributing to a convenient standard of living. The area offers a balance of community atmosphere and practical benefits, making Sutton Bridge an attractive location for prospective residents.



ENTRANCE

UPVC double glazed door, radiator, loft access.
Airing cupboard with boiler and tank.

KITCHEN

12'9" x 7'6" (3.9m x 2.3m)

UPVC double glazed window and door to the rear elevation, base and wall units, sink unit with taps over, space for washing machine and cooker with cooker hood over, radiator.

CONSERVATORY

9'7" x 7'6" (2.9m x 2.3m)

UPVC construction with patio door to the side elevation on a low brick base, tiled floor, radiator.

LOUNGE

13'10" x 10'10" (4.2m x 3.3m)

UPVC double glazed patio door to the rear elevation, radiator.

BEDROOM 1

10'11" x 10'6" (3.3m x 3.2m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 2

9'9" x 9'7" (3m x 2.9m)

UPVC double glazed window to the front elevation, built in wardrobe.

BATHROOM

UPVC double glazed window to the side elevation, three piece suite comprising of WC, wash hand basin, panelled bath with shower over, radiator.

EXTERNALLY

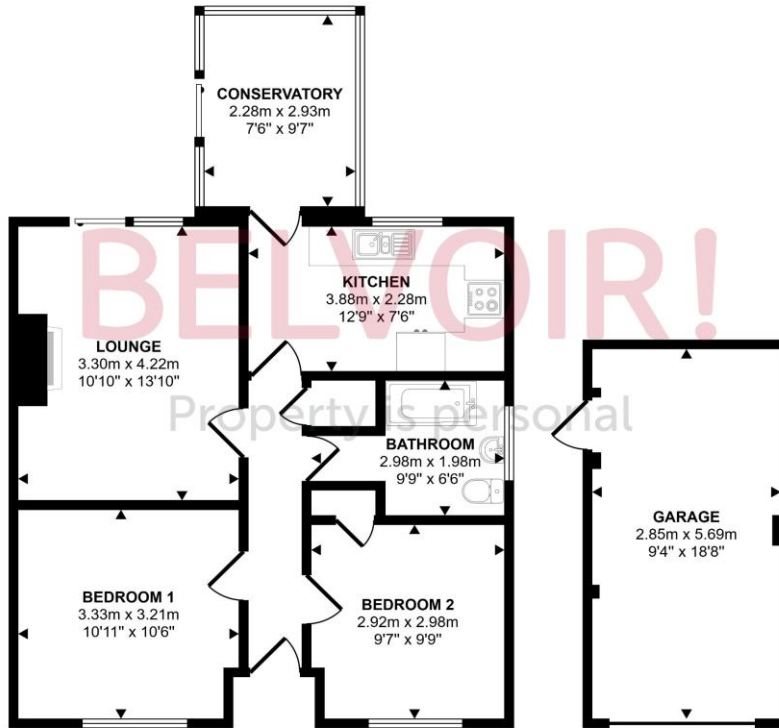
Open plan to the front, drive to front and side, access to garage, gated access to rear garden.
REAR GARDEN: lawn and patio areas, shrub borders.

GARAGE

18'8" x 9'4" (5.7m x 2.8m)

Semi detached, up and over door, side door, light and power connected.

Approx Gross Internal Area
78 sq m / 838 sq ft



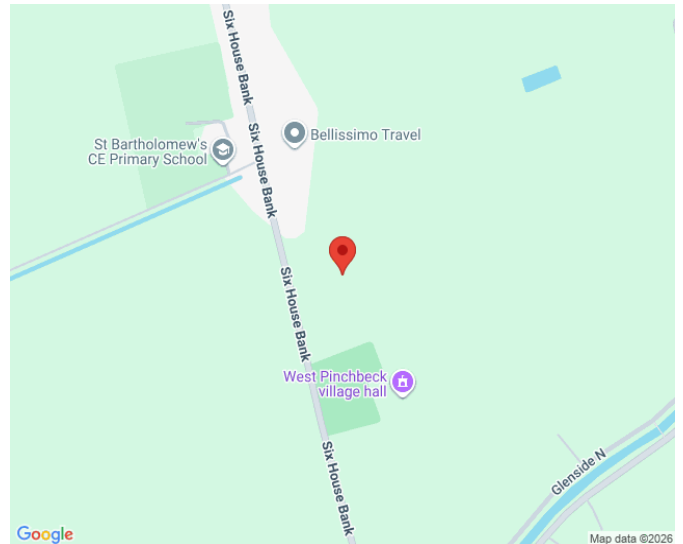
Ground Floor
Approx 62 sq m / 664 sq ft

First Floor
Approx 16 sq m / 174 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		108
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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