

DIRECTIONS

From our King's Lynn office proceed onto the A17 towards Sutton Bridge, at the roundabout take the 1st exit staying on the A17, next roundabout take the second exit, turn right onto Sir Peter Scott Road, right onto Kenzie Drive, right onto Kinderley Close where the property can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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5a Kinderley Close Sutton Bridge Spalding Lincs PE12 9PZ

SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH DRIVEWAY

Sutton Bridge

£280,000 Freehold

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sales@brittons.net



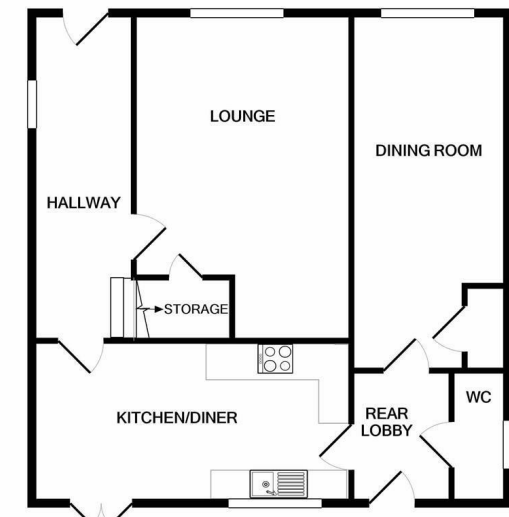


HALLWAY Tiled floor. Stairs to first floor. Window to side aspect.	15'0 x 5'7 (4.57m x 1.70m)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Tiled floor. Double radiator. Window to side aspect.	7'4 x 3'1 (2.24m x 0.94m)
LOUNGE Fitted carpet. Understairs cupboard. Double radiator. Window to front aspect.	18'0 x 12'0 (5.49m x 3.66m)
DINING ROOM Laminate flooring. Double radiator. Window to front aspect.	16'2 x 8'6 (4.93m x 2.59m)
KITCHEN/DINER Range of wall, base and drawer units with worktops over. Space for dishwasher and washing machine. Electric oven and gas hob. Tiled floor. French doors to rear garden. Window to rear aspect.	17'11 x 8'11 (5.46m x 2.72m)
REAR LOBBY Tiled floor. Double radiator.	7'4 x 5'6 (2.24m x 1.68m)
LANDING Fitted carpet. Radiator.	
MASTER BEDROOM Fitted carpet. Double radiator. TV socket. Window to rear aspect.	13'0 x 10'3 (3.96m x 3.12m)
EN-SUITE SHOWER ROOM Shower enclosure with electric shower, wash hand basin and w.c. Vinyl flooring. Double radiator. Window to rear aspect.	5'9 x 5'4 (1.75m x 1.63m)
BEDROOM 2 Fitted carpet. Double radiator. TV socket. Ethernet connection. Window to front aspect.	11'0 x 10'4 (3.35m x 3.15m)
BEDROOM 3 Fitted carpet. Double radiator. TV socket. Window to front aspect.	11'2 x 10'2 (3.40m x 3.10m)
BEDROOM 4 Fitted carpet. Double radiator. TV socket. Window to rear aspect.	10'8 x 9'1 (3.25m x 2.77m)
BATHROOM Three piece suite comprising bath with mixer taps over, wash hand basin and w.c. Airing cupboard. Heated towel rail. Vinyl flooring. Window to front aspect.	
GAMES ROOM Solid wood a newly constructed addition to this spacious home accommodates a pool table as well as a bar area, has provision for Internet as well as television connectivity. This light airy room that leads straight from the patio is a fantastic opportunity for the new owner to create many happy memories with friends and family. External up-and-down lighters as well as external power supply.	26'10 x 10'9 (8.18m x 3.28m)
GRAVEL DRIVEWAY Ample parking.	
GYM With power and electric and underfloor heating plus provision for television connectivity. Alternatively this room which is separate from the house could be used as a home office or an ideal place to start up a home business from. This room can be accessed directly from the front without having to go through The Property making it ideal should the new owner have clients visit.	11'7 x 13'7 (3.53m x 4.14m)
REAR GARDEN Fully enclosed and mainly late lawn with patio area outside tap and power. Newly planted conifers which will grow and offer extra privacy. Wooden shed. Games room. Covered area which is currently used as an outdoor gym. In addition to this there's a separate wooden building which currently houses the home gym.	

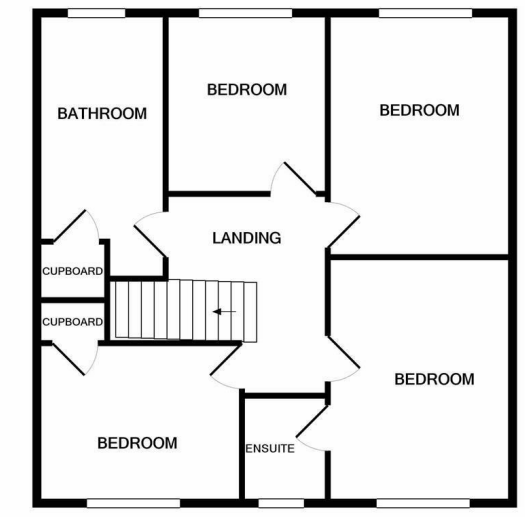
IMPORTANT INFORMATION

Located in the charming area of Kinderley Close, Sutton Bridge, this delightful detached house offers a perfect blend of comfort and versatility. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The reception rooms provide ample room for relaxation and entertainment, the separate dining room can easily serve as a home office, catering to the needs of modern living. The bright kitchen diner is a standout feature, offering a welcoming space for family meals and gatherings. There is room for a table, making it a perfect spot for both casual breakfasts and formal dinners. For those who enjoy leisure activities, the property boasts a games room and gym located in a timber outbuilding within the garden. This versatile space can be adapted to suit a variety of uses, whether it be a playroom, studio, or fitness area, providing endless possibilities for your lifestyle. Conveniently located, this home is just a stone's throw away from local shops, public houses, doctors, and a golf club, ensuring that all your daily needs are within easy reach. Additionally, the property offers ample parking for multiple vehicles, making it a practical choice for families or those with guests. In summary, this spacious and well-appointed home in Sutton Bridge is a rare find, combining modern amenities with a prime location. It is an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a detached family home.

Please note there is also a approved planning application for a single storey side extension on this property. For further details please see reference number: H18-0743-25. South Holland District Council. You can also call our office for further details.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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