



Bridge House East East Bank, Sutton Bridge Spalding PE12 9YN

welcome to

Bridge House East East Bank, Sutton Bridge Spalding

FORMER TOLL HOUSE DATING TO APPROXIMATELY 1830. This two bedroom detached character house has a lounge, separate dining room, kitchen, utility room with WC and a family bathroom. Outside there is off road parking, a garage and a private garden. With stunning river views. BEING SOLD WITH NO CHAIN.



Entrance Hall

having built-in storage cupboard.

Dining Room

11' x 10' 11" (3.35m x 3.33m)

having triple aspect windows, laminate flooring and stairs to first floor.

Lounge

13' 3" x 11' (4.04m x 3.35m)

having feature open fireplace and triple aspect windows

Kitchen

9' 1" x 8' 6" (2.77m x 2.59m)

having wall and base units, work surfaces and a one and a half bowl ceramic sink. Space for electric oven and dishwasher. Fully tiled walls, freestanding oil fired boiler.

Sun Room / Porch

8' 6" x 5' 2" (2.59m x 1.57m)

having rear door to garden and driveway.

Utility / Wc

8' 5" x 5' 10" (2.57m x 1.78m)

having single bowl stainless steel sink and space for washing machine, fridge and freezer. Also having fitted WC

Landing

Bedroom 1

12' x 11' 10" (3.66m x 3.61m)

having range of built-in wardrobes and drawers. Rear aspect window offering river views.

Bedroom 2

12' 11" x 8' 4" (3.94m x 2.54m)

Shower Room

having double shower cubicle with electric shower, low level WC and inset sink. Built-in airing cupboard with hot water tank.

Outside

the front of the property is approached by an electric

five-bar gate leading to a gravel driveway providing off road parking for three cars. This in turn leads to the detached garage and the rear garden. Enclosed by hedging, the rear garden is in the majority low maintenance with a small lawn and a range of shrubs, bushes and plants. There is a paved patio seating area and a gravel area to the rear that could also be used as an additional seating area.

Garage

having up and over door, power and lighting.

Agents Note

Garage roof is corrugated cement asbestos type with clear vision panel also installed to allow light in during the day

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Bridge House East East Bank, Sutton

Bridge Spalding

- TWO BEDROOM DETACHED FORMER TOLL HOUSE OVERLOOKING THE RIVER NENE BEING SOLD WITH NO CHAIN
- LOUNGE & FORMAL DINING ROOM
- SUN ROOM/PORCH EXTENSION
- FAMILY SHOWER ROOM & DOWNSTAIRS WC
- OFF ROAD PARKING, DETACHED GARAGE & A PRIVATE AND SECLUDED GARDEN

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

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107623 - 0004

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william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)