

EST 1770



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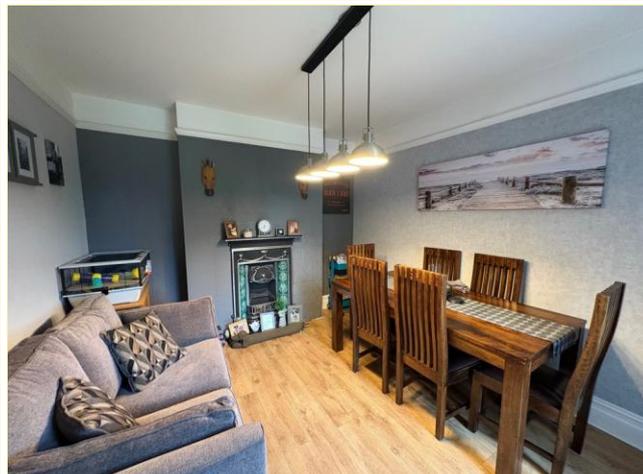
**22 New Road, Sutton Bridge PE12 9RA**

**£225,000 Freehold**

- Attractive 3 bedroom Semi
- Modern Kitchen and Bathroom
- Off Road Parking
- Generous Sized Gardens
- Gas Central Heating

Spacious older style red brick semi-detached house with 3 bedrooms, 2 reception rooms, generous sized gardens, off-road parking. Tastefully modernised throughout with modern gas central heating boiler and new roof (November 2024). Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406



**ACCOMMODATION** Recessed porch area and composite door opening into:

**RECEPTION HALL** Radiator, staircase off, doors arranged off to:

**SITTING ROOM** 12' 4" x 10' 5" (3.76m x 3.18m) plus bay window to the front elevation. Wooden flooring, tasteful decor, ceiling light, radiator, log burner with timber mantle and raised hearth.

**DINING ROOM** 12' 5" x 12' 4" (3.81m x 3.78m) Wooden flooring, Victorian style fireplace, pendant light fitting, radiator, UPVC rear window.

**KITCHEN** 10' 10" x 8' 3" (3.31m x 2.54m) Tiled floor, UPVC side window, external entrance door, single drainer sink unit with range of shaker style units beneath comprising base



cupboards and drawers, wooden worktops, further storage units, intermediate wall tiling, eye level wall cupboards, ceiling spotlights, canopy style cooker hood above the gas cooker, dishwasher, access through to:

**UTILITY AREA** 8' 3" x 3' 10" (2.54m x 1.17m) Plumbing and space for washing machine, space for tumble dryer, fitted cupboards, door to:

**BATHROOM** Three piece suite comprising panelled bath with shower over, wash hand basin set on vanity storage unit, low level WC, vinyl floor, built-in store cupboards, obscure glazed side window.

From the Reception Hall the staircase rises to:

**GALLERIED FIRST FLOOR LANDING** Half panelled decor, access to loft space, ceiling light, doors arranged off to:

**BEDROOM 1** 12' 4" x 10' 7" (3.78m x 3.23m) UPVC window to the rear elevation, tasteful decor, radiator.

**BEDROOM 2** 12' 5" x 10' 4" (3.81m x 3.17m) UPVC window to the front elevation, radiator.

**BEDROOM 3** 8' 9" x 8' 3" (2.69m x 2.54m) UPVC window to the side elevation, radiator.

**FIRST FLOOR WASH ROOM** UPVC window to the front elevation, wooden flooring, two piece suite comprising low level WC and wash hand basin.

**EXTERIOR** Gravelled frontage and side driveway providing off-road parking, gated access to:

**GENEROUS SIZED REAR GARDENS** Predominantly laid to lawn, brick store, 2 sheds, large workshop/store, outside tap.

**SERVICES** All mains services are connected to the property. Gas central heating and a new roof was fitted in November 2024.

**DIRECTIONS** From Spalding proceed in an easterly direction along the A151 continuing to Holbeach, then going on to the A17 eastbound and proceeding for a further 9 miles to Sutton Bridge. Before the bridge turn left into Bridge Road, then right into New Road and the property is situated on the right hand side.

**AMENITIES** Sutton Bridge is well served with primary school, various shops, sports clubs, public houses etc. Easy onwards access to Long Sutton, Spalding, Kings Lynn and Peterborough.





**TENURE** Freehold

**SERVICES** All Mains

**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: 17687**

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**

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**CONTACT**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		