



Wigtoft Road, Sutterton, PE20 2EL

£295,000

**** SUBSTANTIAL DETACHED FAMILY HOME ** POTENTIAL FOR ANNEXE ** VERSATILE
ACCOMMODATION ACROSS TWO FLOORS ** TWO LARGE RECEPTION ROOMS **
CONSERVATORY ** 25' LOUNGE DINING ROOM ** KITCHEN BREAKFAST ROOM ** END OF CHAIN



Barrington House Wigtoft Road, Sutterton, PE20 2EL

Three bedroom detached family home, SELF CONTAINED ANNEXE POTENTIAL. Extensive accommodation if used as one house, MULTIPLE RECEPTION ROOMS INCLUDING GAMES ROOM & OFFICE. Ample off road parking & enclosed gardens. POPULAR EDGE OF VILLAGE LOCATION, access to amenities

ENTRANCE HALL

stairs to first floor, door to kitchen and door to:

LOUNGE AREA 24'10" x 14'4" (7.57 x 4.37)

double doors to dining room and sliding uPVC door to:

CONSERVERTORY 12'4" x 10'5" (3.78 x 3.20)

Travertine tiled floor and French doors to side

INNER LOBBY 8'0" x 8'11" (2.46 x 2.73)

KITCHEN BREAKFAST AREA 17'10" x 13'1" (5.46 x 3.99)

A range of wall and base units, work surfaces and a one and a half bowl sink. Space for electric range oven and fridge freezer. Door to rear entrance and door to:

PANTRY 5'10" x 5'1" (1.78 x 1.55)

A range of shelving, storage areas

REAR ACCESS

With access Via a side door from the driveway, door to storage cupboard, door to utility and door to:

SHOWER ROOM

Three piece suite of WC, inset sink and shower cubicle with thermostatic shower. Extractor

UTILITY ANNEXE KITCHEN 7'10" x 5'6" (2.39 x 1.68)

Double glazed window, sink unit, floor and wall units

STORE

used for general storage

STUDY ANNEXE BEDROOM 15'1" x 6'11" (4.62 x 2.11)

GAMES ROOM 11'8" x 15'5" (3.58 x 4.72)

Carpet flooring, double glazed doors

OFFICE 13'5" x 10'2" (4.11 x 3.10)

FIRST FLOOR LANDING

Access to all first floor rooms

BEDROOM 13'10" x 10'7" (4.24 x 3.24)

Double glazed window, carpet flooring

BEDROOM 10'4" x 12'0" (3.17 x 3.68)

Double glazed window, carpet flooring

BEDROOM 7'3" x 8'11" (2.21 x 2.72)

Double glazed window, carpet flooring

BATHROOM

OUTSIDE

The property is approached via double metal gates leading to a large driveway providing ample off road parking. There is an enclosed lawn to the right hand side of the drive with a patio seating area and timber garden shed. To the rear of the plot there is a timber summerhouse with electric, as well as a low maintenance paved area to the rear and right hand side of the property





