

£190,000

13 Allenbys Chase, Sutton Bridge, Spalding, PE12 9SY



To arrange a viewing call us now on 01354 701000

Beautifully presented and set within a highly sought-after village, this attractive home offers well-proportioned accommodation throughout. Comprising a spacious lounge, modern fitted kitchen, ground floor bathroom with separate WC, versatile storage room, and three generous bedrooms. Externally, the property benefits from a large driveway providing ample off-road parking for multiple vehicles, detached double garage and space for a caravan or motorhome. To the rear is a generous west-facing garden, perfect for enjoying the afternoon and evening sun. Early viewing is highly recommended. EPC Rating D

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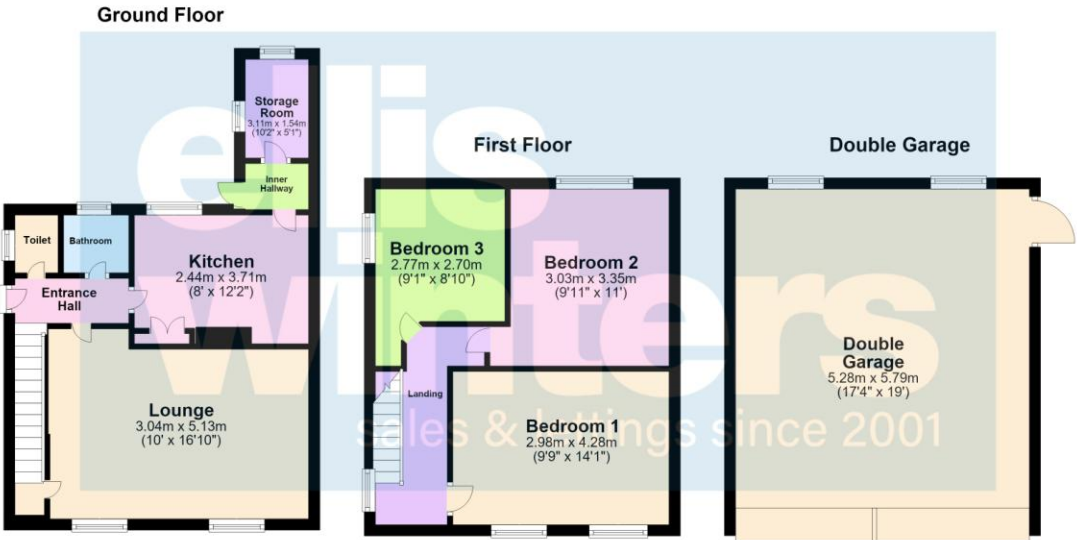
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Ground Floor

Entrance hall

Upvc double glazed door to side, tiled flooring, stairs to first floor and landing.

Lounge

5.13m (16'10") x min 3.04m (10')
Two windows to the front, feature gas fireplace, wood effect flooring, understairs storage cupboard with electric fusebox and wall mounted gas combi boiler system.

Kitchen

3.71m (12'2") x min 2.44m (8')
Fitted with a range of wall and base units including drawer storage and carousel kitchen cupboards, worktop space over with composite sink and drainer with "pull and spray" tap attachment. There is then an integral eye level oven, gas hob with extractor hood overhead, space for a tall fridge freezer, plumbing for a washing machine and space for a dishwasher. There is tiled flooring, radiator, window to rear aspect, double door storage cupboard.

WC

Fitted with a low level WC, window to side, tiled flooring and tiled walls, extractor fan.

Bathroom

Fitted with a two piece suite comprising of a corner basin with tiled splashbacks and storage underneath, p-shaped bath with mixer taps, with electric shower over bath and shower screen. There is tiled flooring, shower panels to the walls, window to rear, heated towel rail and an extractor fan.

Inner hallway

Upvc double glazed door to the side, tiled flooring and door to utility area.

Storage Room

3.11m (10'2") x 1.54m (5'1")
There is a window to the side and also the rear, laminate flooring, space for a tumble dryer, space for a fridge freezer, power and lighting connected with separate electric fusebox.

First Floor and Landing

Window to the side, radiator, laminate flooring, loft access.

Bedroom 1

4.28m (14'1") x 2.98m (9'9")
There are two windows to the front and two radiators.

Bedroom 2

3.35m (11') min x 3.03m (9'11")
Window to rear, radiator.

Bedroom 3

2.77m (9'1") x min 2.70m (8'10")
Window to side, radiator, laminate wood style flooring.

Outside

To the front of the property there is a large shingled driveway with further parking facilities on the right hand side including space for a motorhome or caravan. There is an outside power point to the front and gate into the rear garden. The rear garden is a generous size and has several areas to satisfy all needs! Including a concrete area great for entertaining, lawned areas, shingled areas, two garden sheds, summerhouse with power connected. There is an outside tap, outside lighting, wooden pergola, decorative shrubs and bushes.

Double Garage

5.79m (19') x 5.28m (17'4")
There are two up and over doors, courtesy door to garden, storage shelving, power and lighting connected, two double glazed windows to the rear, plumbing for washing machine.

Freehold

Council tax band A

Please Note:

Under the Section 21 of the Estate Agency Act 1979, we must inform you that the vendor of the property is connected to an employee of Ellis Winters.

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

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