



New Road, Sutton Bridge
Spalding

£455,000


RUSSEN & TURNER
www.russenandturner.co.uk

Bedrooms: 4 | **Bathrooms:** 3 | **Receptions:** 2

A Spacious and Stylish Four-Bedroom Home in the Heart of Sutton Bridge

Just a short stroll from the centre of the popular Lincolnshire town of Sutton Bridge, this beautifully proportioned four-bedroom detached home offers an abundance of space, style, and convenience. From its charming exterior to its exquisite interiors and landscaped gardens, this home is designed to impress both inside and out.

Set back from the road behind a generous frontage, the property offers ample off-road parking and an immediate sense of privacy. Step inside and you're welcomed by a spacious entrance hall that sets the tone for the rest of the home.

Downstairs, the layout is perfect for modern family life. The living room provides a cosy retreat, ideal for unwinding by the fire after a long day. For those who love to entertain, the impressive 23ft kitchen/dining room is sure to be the heart of the home. With sleek contemporary units, extensive worktop space, and a breakfast bar for casual dining or socialising, it's a dream for home cooks and hosts alike. A second reception room adds flexibility—ideal as a snug, home office, or playroom. Practicality is also a key feature here, with a cloakroom, utility room, and internal access to the substantial 32ft integral garage.

Upstairs, the generous landing leads to four well-sized bedrooms and the family bathroom. The principal suite is a true sanctuary, featuring fitted wardrobes and a luxurious en-suite shower room. Bedroom two also benefits from its own en-suite—perfect for guests or a teenager seeking a bit more independence.

Outside, the rear garden is a true gem. Exceptionally private, it offers something for everyone—whether relaxing or entertaining on the expansive patio, playing on the lush lawn, or tending to your own fruit and veg in the dedicated allotment area.

Located just a short walk from local shops, schools, riverside walks, and a golf course, this home combines comfort, space, and a wonderfully convenient setting. A perfect choice for families or anyone seeking a beautifully finished home in a thriving community.

For a guided tour of this home head over to our YouTube channel;
<https://youtu.be/PXQwrsoF5x0>

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch — we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

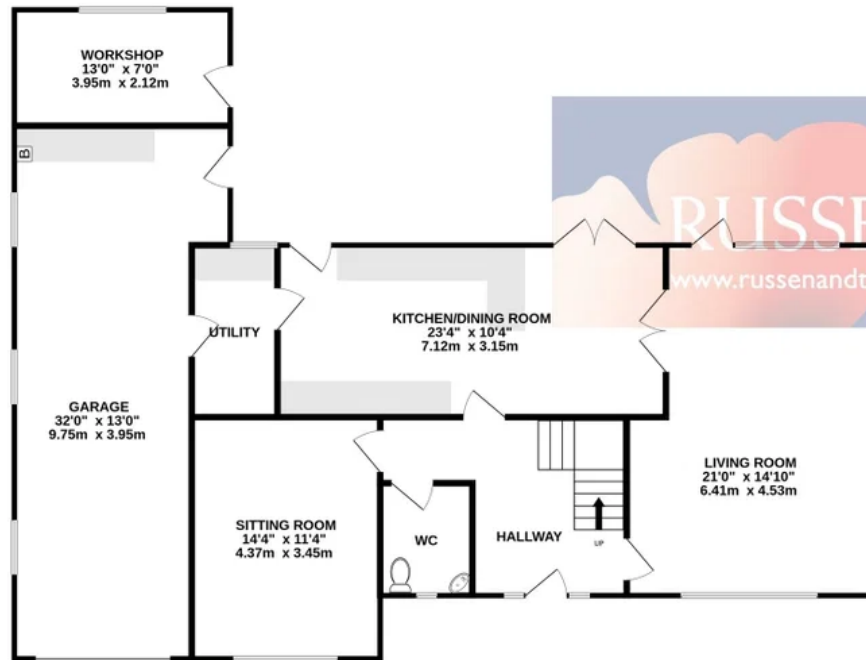
Tenure: Freehold

Property Type: Detached House

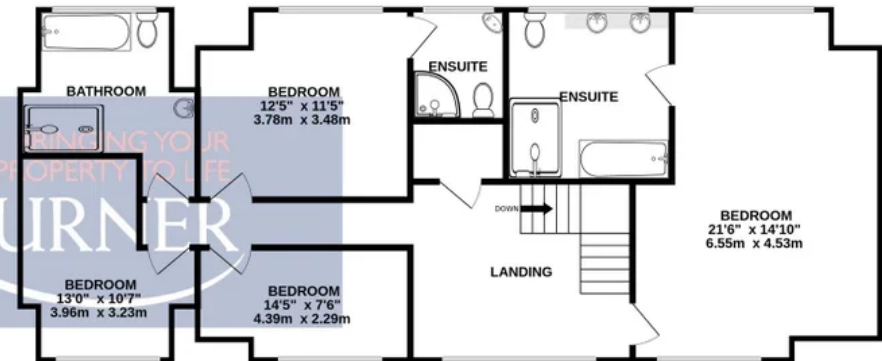
- Detached House
- Four Bedrooms
- Stunning Room Proportions
- Wonderful Rear Garden
- Contemporary Family Home
- Garage and Off-road Parking
- Beautiful Principal Bedroom with En-suite
- Two Generous Reception Rooms
- Modern 23ft Kitchen/Dining Room
- Close to Local Amenities - Shops, Schools, Golf Club



GROUND FLOOR
1354 sq.ft. (125.8 sq.m.) approx.



1ST FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA : 2394 sq.ft. (222.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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