

## DIRECTIONS

SAT NAV: PE12 9RY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

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estate agents

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5 Grebe Close Sutton Bridge Spalding PE12 9RY

**BEAUTIFUL MODERN FAMILY HOME WITH FIVE BEDROOMS, FIELD VIEWS, AIR CONDITIONING AND A DOUBLE GARAGE**

**Spalding**

**£450,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





**ENTRANCE**

Door to front, radiator, stairs leading to the first floor, doors to lounge, kitchen/diner, W.C and the study.

11'11" x 21'5" (3.65 x 6.54)

**LOUNGE**

Window to front aspect, door to rear with window either side, two radiators.

**KITCHEN / DINER**

Stunning space with a range of wall, base and drawer unit with lighting inset, fitted double oven, warming drawer, five ring gas hob, feature extractor over, one and a quarter composite sink, worktop with matching splashbacks, integrated dishwasher, integrated bin, space and plumbing for American style fridge/freezer, tiled floor. Floor to ceiling glass wall with glass roof overlooking the rear garden, window to rear aspect, double doors to rear garden, underfloor heating and a air conditioning unit.

16'3" x 28'4" narrowing to 14'9" (4.96m x 8.66m narrowing to 4.50m )

**STUDY**

Window to side aspect, radiator and door leading to utility room.

9'11" x 11'1" (3.03m x 3.39m)

**UTILITY ROOM**

Range of fitted units, composite sink, worktop with matching splashback, plumbing for washing machine, space for tumble dryer, door to double garage, extractor fan. Two windows to side aspect, underfloor heating.

7'5" x 9'11" (2.28m x 3.03m)

**CLOAKROOM**

Comprising of W.C, hand wash basin with storage below, extractor fan and radiator.

3'6" x 6'9" (1.09m x 2.06m)

**LANDING**

Window to front aspect, radiator, loft access, airing cupboard, and doors leading to all rooms.

**MASTER BEDROOM SUITE**

Comprising of an entrance hall / dressing area, master bedroom and en suite.

13'3" x 17'3" (4.05m x 5.27m)

**MASTER BEDROOM**

Two windows to side aspect, two radiators and an air conditioning unit, ensuite and fitted wardrobes.

**ENSUITE**

Three piece suite comprising of a W.C, hand wash basin, walk-in shower, extractor fan. VELUX style window and a radiator.

9'2" x 5'2" (2.81m x 1.6m)

**BEDROOM TWO**

Window to rear aspect, radiator, built in wardrobe, door to ensuite.

13'0" > 9'8" x 15'5" (3.97m > 2.95m x 4.7m)

**ENSUITE**

Three piece suite comprising of W.C, hand wash basin and walk-in shower, wall tiling and extractor fan. Window to rear aspect, radiator.

**BEDROOM THREE**

Window to rear aspect, radiator.

13'0" x 9'8" (3.98m x 2.96m)

**BEDROOM FOUR**

Window to front aspect, radiator.

11'11" x 8'2" (3.65m x 2.5m)

**BEDROOM FIVE**

Window to rear aspect, radiator.

9'8" x 8'7" (2.96m x 2.62m)

**BATHROOM**

Three piece suite comprising of W.C, wash hand basin, bath, extractor fan. Window to side aspect, radiator.

9'5" > 5'6" x 6'3" (2.89m > 1.70m x 1.93m )

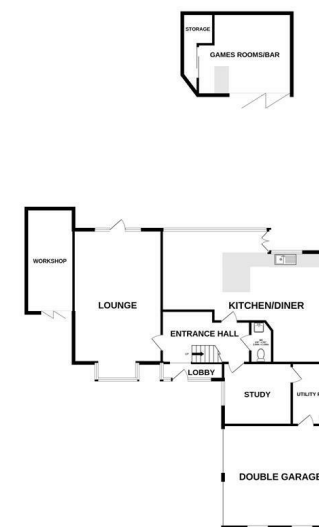
**GARDEN OUT BUILDING**

Perfect space for entertaining. Bi-folding doors to composite decking, fully fitted bar, ceiling mounted speakers, door to separate storage room, electric and light connected.

17'8" > 15'4" x 13'2" (5.39m > 4.69m x 4.02m)

Nestled in the charming area of Grebe Close, Sutton Bridge, Spalding, this exquisite detached house offers a perfect blend of modern living and elegant design. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and style. As you enter, you are greeted by a beautifully presented dual aspect lounge, providing a warm and inviting atmosphere. The heart of the home is undoubtedly the stunning open plan kitchen diner, which boasts a striking glass roof and wall. This feature floods the space with natural light, creating a bright and airy environment that overlooks the well-maintained rear garden. The kitchen is perfect for both everyday meals and entertaining guests, making it a delightful space for family gatherings. For those who enjoy hosting, the garden is a true gem. It features a charming outbuilding complete with a built-in bar, perfect for summer barbeques and entertaining friends and family. The outdoor space is designed for enjoyment and relaxation, providing a wonderful backdrop for outdoor activities. Additionally, the property includes a dedicated study, ideal for those who work from home or require a quiet space for reading and reflection. The master suite is a luxurious retreat, featuring its own entrance hall, ample wardrobe space creating a dressing area, and a private ensuite bathroom. Bedroom two also benefits from an ensuite, ensuring comfort and privacy for family members or guests. With two air conditioning units and a separate utility room, this home is designed for modern living and convenience. Presented to high standards throughout, this property is a rare find in a desirable location. Don't miss the opportunity to make this stunning house your new home.

GROUND FLOOR



1ST FLOOR



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