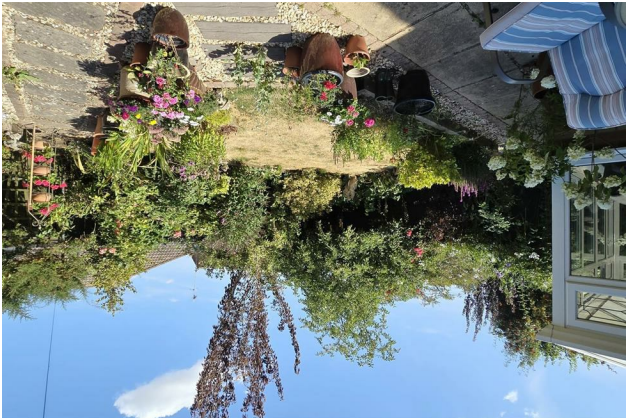




2 Carnoustie Court, Sutton Bridge, Lincolnshire, PE12 9QP



Offers in the region of £375,000 Freehold

Built in 2002, this stunning four-bedroom home is tucked away down a private driveway, offering a perfect blend of space, style, and convenience. Ideally located within walking distance of local amenities, a primary school, and excellent transport links, it is perfect for modern family living.

The property boasts a welcoming entrance hall that leads to an expansive living room, seamlessly flowing through sliding doors into a light-filled conservatory. The home also features a kitchen diner, formal dining room, well-appointed utility room, home office, and cloakroom. Offering versatile spaces for both everyday living and modern home working.

Upstairs, a striking gallery landing leads to four generously proportioned double bedrooms, including master bedroom with an ensuite. The family bathroom, complete with a luxurious spa bath, serves the remaining bedrooms, combining functionality with refined comfort.

Outside, the rear garden offers a serene retreat, featuring a decorative lawn surrounded by vibrant planting that attracts colour and wildlife, alongside a bespoke greenhouse. Additional benefits include a double garage, off-road parking for three vehicles, and a beautifully presented front garden.

This exceptional home combines comfort, style, and practicality, making it a must-see for families seeking a ready-to-move-in property in a sought-after location.

Entrance Hall
11'3" x 7'2" (3.45 x 2.20)
Coved ceiling. Steel front entrance door. Twin uPVC double-glazed windows to the front aspect, fitted with privacy glass. Power points. Telephone point. Radiator.

Hallway
15'5" x 3'10" (4.70 x 1.18)
Coved ceiling. Fire alarm. Access to under stairs cupboard.

Kitchen Diner
18'0" (max) x 13'3" (max) (5.50 (max) x 4.05 (max))
Coved ceiling with inset ceiling lights. uPVC double-glazed window to the rear aspect. uPVC double-glazed patio doors leading to the rear garden. A range of wall and base units. Stainless steel one-and-a-half bowl sink with mixer tap. Tiled splashbacks. ‘Candy’ eye-level double oven. ‘Candy’ four-ring gas hob with extractor hood over. Space and plumbing for a dishwasher. Space for a tall fridge freezer. Ample space for a dining table. Power points. Television aerial point. Radiator.

Utility Room
9'8" x 5'5" (2.96 x 1.67)
Coved ceiling. Extractor fan. uPVC double-glazed window to the side aspect. Steel double-glazed door fitted with privacy glass, leading to the rear garden. Wall-mounted ‘Worcester’ gas boiler. Base units. Stainless steel sink with twin taps. Space and plumbing for a washing machine and tumble dryer. Power points. Radiator. Tiled flooring.

Living Room
22'8" x 12'0" (6.91 x 3.66)
Coved ceiling. Twin uPVC double-glazed windows to the front aspect. uPVC double-glazed sliding doors leading to the conservatory. Gas feature fireplace. Television aerial point. Power points. 3 x radiators.

Dining Room
12'0" x 10'4" (3.66 x 3.17)
Coved ceiling. Twin uPVC double-glazed windows to the front aspect. Power points. BT Openreach socket. Television aerial point. 2 x radiators.

Home Office
11'11" x 6'8" (3.65 x 2.04)
Coved ceiling. uPVC double-glazed window to the side aspect. Wall-mounted shelving. BT Openreach telephone and broadband socket. Power points. Radiator.

Cloakroom
7'3" x 3'7" (2.22 x 1.10)
Coved ceiling. Low-level WC. Wall-mounted wash hand basin with tiled splashback. Wall-mounted storage cupboard. Extractor fan. Radiator. Tiled flooring.

Conservatory
12'0" x 11'6" (3.68 x 3.52)
Brick-built base with uPVC double-glazed windows. uPVC double-glazed patio doors leading to the garden. Polycarbonate roof. Wall-mounted electric storage heater. Power points. Television aerial point. Tiled flooring.

Gallery Landing
14'4" x 11'6" (4.37 x 3.51)
Coved ceiling. Loft access. Fire alarm. uPVC double-glazed window to the front aspect. Access to airing cupboard housing hot water cylinder and shelving.

Bedroom 1
18'6" (max) x 12'9" (5.65 (max) x 3.89)
Coved ceiling. uPVC double-glazed window to the rear aspect. Built-in wardrobes, comprising both double and single units. Television aerial socket. Power points. Radiator.

En-Suite
5'8" x 1'0" (1.75 x 0.33)
Coved ceiling with inset ceiling lights. Extractor fan. uPVC double-glazed window to the side aspect, fitted with privacy glass. Corner shower cubicle with mains-fed shower. Low-level WC. Pedestal hand basin. Two wall-mounted cupboards with mirrored doors. Partially tiled walls. Shaver socket. Radiator. Tiled flooring.

Bedroom 2
15'8" x 11'3" (4.78 x 3.43)
Coved ceiling. uPVC double-glazed window to the rear aspect. Power points. Radiator.

Bedroom 3
12'4" x 11'2" (3.76 x 3.41)
Coved ceiling. Twin uPVC double-glazed windows to the front aspect. Television aerial socket. Power points. 2 x radiators.

Bedroom 4
12'1" x 8'4" (3.69 x 2.56)
Coved ceiling. Twin uPVC double-glazed windows to the front aspect. Power points. 2 x radiators.

Bathroom
9'3" x 7'6" (2.82 x 2.29)
Coved ceiling with inset ceiling lights. uPVC double-glazed window to the rear aspect, fitted with privacy glass. Pedestal hand basin. Low-level WC. Spa bath with mains-fed shower overhead. Partially tiled walls. Shaver socket. Radiator. Tiled flooring.

Metal Wood Effect Doors
The front and rear doors are wood-look metal doors,. These type of doors are typically made from aluminium or steel, combining the aesthetic warmth of timber with the high security, durability, and low maintenance of metal. Using powder coating, foil laminates, or cladding, these doors replicate finishes like oak, walnut, and mahogany, resisting warping, rotting, or cracking. Metal wood-effect doors are often used for security, with some rated up to LPS 1175 SR4. They also provide improved energy efficiency through insulated cores.

Outside
To the rear, the property enjoys a fully enclosed, tranquil garden, rich with colour and wildlife – an ideal setting to enjoy the early days of spring. The decorative lawn is bordered by raised wooden sleepers and complemented by a patio area perfect for outdoor dining and entertaining. A bespoke greenhouse adds both charm and practicality, while an external water tap and discreet outdoor lighting complete the space.

To the front, a beautifully maintained garden features mature shrubs and bushes, enhancing the property’s curb appeal. A brick-paved driveway provides off-road parking for three vehicles, with additional space available within the double garage.

Double Garage
17'0" x 16'5" (5.19 x 5.01)
2 x up-and-over garage doors. Fitted shelving. Power supply and lighting.

Please Note
The property is located in a private cul-de-sac, with a maintenance charge of £45 per month to cover the upkeep of the communal areas.

Local Area
The village of Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

Material Information
All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Services
Mains electric, water and drainage are all understood to be installed at this property.
Central heating type -Gas central heating

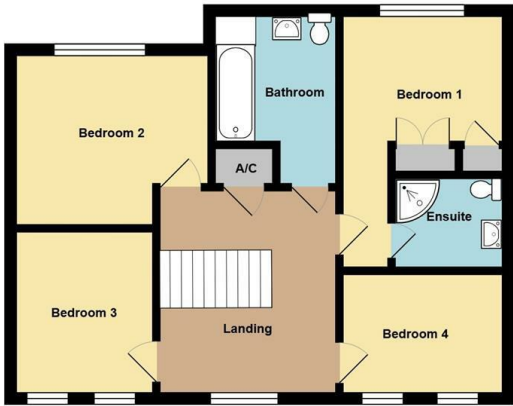
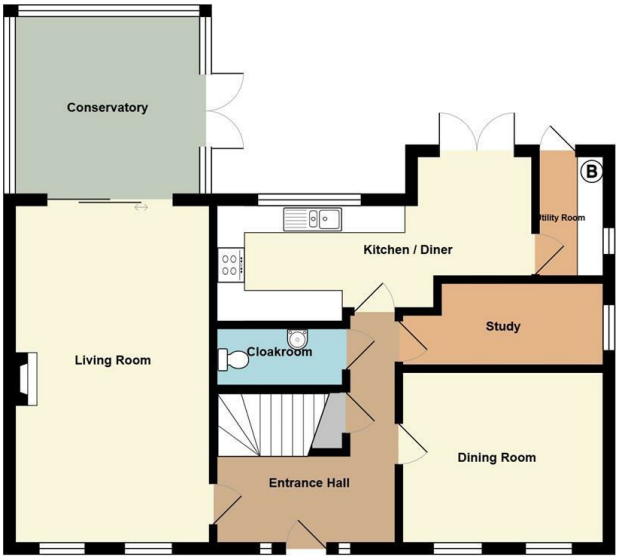
Council Tax
Council Tax Band E. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Certificate
EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal
EE - Good outdoor
02 - Good outdoor
Three - Variable outdoor
Vodafone - Good outdoor
Visit the Ofcom website for further information.

Broadband Coverage
Standard, Superfast and Ultrafast broadband is available.
Visit the Ofcom website for further information.

Flood Risk
This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.