



44 Nene Meadows, Sutton Bridge, Lincolnshire, PE12 9TY



Offers in the region of £150,000 Freehold

LONG SUTTON

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 has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots Pharmacy, Health Centre, Opticians, Library, Hardware Store, Appliance Store, Dentists, Hairdressers, Various Eateries and Shops. The market is held every Friday in Market Place. 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 hour's drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

Offered to the market with no upward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

To the front, a gravel driveway provides off-road parking for one vehicle.

To the rear, the property benefits from a fully enclosed garden featuring a patio seating area, a lawn, attractive flower beds, and mature shrubs and bushes that provide colour and interest throughout the seasons. A timber shed offers useful additional storage.

Situated in a sought-after cul-de-sac close to local amenities, this well-presented modern semi-detached home offers comfortable and convenient living. The accommodation comprises a bright and welcoming living room, a spacious kitchen/diner, two generous double bedrooms, and a shower room.

Hallway

6'0" x 3'11" (1.84 x 1.21)
Part uPVC, part double-glazed door to front with matching side panel. Stairs to first floor.
Electric consumer unit. Radiator. Power point. Fitted carpet.

Living Room

14'3" x 11'7" (4.35 x 3.54)
uPVC double-glazed window to front. Feature modern electric fire. BT Openreach socket.
Telephone point. Power points. Radiator. Fitted carpet.

Kitchen Diner

15'0" x 11'0" (4.58 x 3.36)
Twin aspect double-glazed windows to rear. Part uPVC part double-glazed door to side.
Matching wall and base units including pull-out and carousel storage solutions. Stainless steel sink and drainer with mixer tap. 'Indesit' eye-level oven. Electric hob with extractor over. Space and plumbing for washing machine and dishwasher. Space for tall fridge freezer. Tiled splashbacks. Wall-mounted 'Logic' gas boiler. Access to understairs cupboard storage. Power points. Laminate flooring.

Landing

6'2" x 5'1" (1.89 x 1.57)
uPVC double-glazed window to side. Access to ariring cupboard. Loft access, Radiator. Fitted carpet.

Bedroom 1

14'11" x 12'1" (max) (4.57 x 3.70 (max))
Twin aspect double-glazed windows to front. Power points. Radiator.

Bedroom 2

11'0" x 8'5" (3.37 x 2.59)
uPVC double-glazed window to rear. Power points. Radiator.

Shower Room

7'8" x 6'2" (2.36 x 1.88)
uPVC double-glazed privacy glass window to rear. Pedestal hand basin. Step-in double shower cubicle with electr 'Creda' shower. Low-level WC. Heated towel rail. Laminate flooring.

Outside

To the rear is a fully enclosed garden, accessed via a pedestrian side gate. The garden features a patio area, a lawn, and attractive flower beds stocked with a variety of shrubs and bushes, providing colour and interest throughout the seasons. Additional features include a timber shed, outdoor power points, external lighting, an outside tap, and a water butt.

To the front of the property is a decorative garden planted with shrubs and bushes. A gravel driveway provides off-road parking for 1 vehicle, along with with on-road parking.

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

Energy Performance Certificate

EPC Rating D. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal

EE - Good outdoor
02 - Variable outdoor
Three – Good outdoor
Vodafone - Variable 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.