



**Kent Close, Sutton Bridge Spalding PE12 9QY**



**welcome to**

**Kent Close, Sutton Bridge Spalding**

This two bedroom semi-detached bungalow ideal for those looking to downsize. Lounge, conservatory, kitchen and bathroom. Externally there is off road parking, a single garage & a fully enclosed garden. Situated on a popular estate with a regular bus service.



**Entrance Hall**

having airing cupboard.

**Lounge**

14' 2" x 11' 5" ( 4.32m x 3.48m )

having gas fire with back boiler. Patio doors leading to conservatory.

**Conservatory**

12' 9" x 8' 4" ( 3.89m x 2.54m )

being of UPVC construction with double glazed french doors leading to the garden.

**Kitchen**

12' 10" x 7' 10" ( 3.91m x 2.39m )

having fitted units at base and wall level including glazed wall unit. Stainless steel single drainer sink unit and worktops Free standing oven, space for appliances, plumbing for automatic washing machine.

**Bedroom 1**

11' 3" x 10' 6" ( 3.43m x 3.20m )

having built-in wardrobe.

**Bedroom 2**

9' 10" x 9' 10" ( 3.00m x 3.00m )

having built- in cupboard with hanging rail.

**Bathroom**

having bath with electric shower rover, low level WC and wash hand basin.

**Garage**

8' 7" x 19' 2" ( 2.62m x 5.84m )

having electric door, power and light.

**Outside**

The property is set back behind a front garden laid to gravel with pathway to front door. Gravel driveway offering off road parking for 2 cars. The side gate gives access to the rear garden which is laid to lawn with a patio area.



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welcome to

## Kent Close, Sutton Bridge Spalding

- SEMI DETACHED TWO BEDROOM BUNGALOW
- LOUNGE, CONSERVATORY & KITCHEN
- OFF ROAD PARKING & GARAGE
- POPULAR LOCATION IN SUTTON BRIDGE
- REGULAR BUS SERVICE TO THE LARGER TOWNS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107448 - 0003

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