



## 34 CUSTOM HOUSE STREET

SPALDING, PE12 9UJ

**£185,000**  
**FREEHOLD**

Nestled on Custom House Street, this charming semi-detached bungalow offers a delightful living experience. With two well-proportioned bedrooms and a comfortable reception room, the property is perfect for small families or couples seeking a peaceful retreat. The older-style design adds character and warmth, making it a welcoming home. The bungalow features a convenient bathroom and provides parking for one vehicle, ensuring ease of access. This property is an excellent opportunity for those looking to enjoy a tranquil lifestyle in a desirable location.

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### Summary

Situated in the heart of Sutton Bridge, this semi-detached bungalow offers comfortable single-storey living and presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation begins with a welcoming lounge measuring 4.55m x 3.07m, positioned to the front of the property and providing a bright and comfortable living space. Also overlooking the front aspect is Bedroom Two, measuring 3.15m x 2.77m, which would make an ideal guest room, home office, or additional bedroom.

The bathroom measures 2.49m x 1.80m and is conveniently located off the central hallway. The principal bedroom is situated to the rear of the property and measures 3.63m x 3.05m, enjoying a pleasant outlook over the garden.

The kitchen measures 3.86m x 2.77m and offers ample space for everyday cooking and dining. Leading from the kitchen is the conservatory, measuring 2.90m x 2.01m, which provides an additional reception area with windows to the side and rear, creating a pleasant space to relax while overlooking the garden.

Externally, the property benefits from off-road parking and a single garage measuring 4.64m x 2.69m, complete with an up-and-over door, offering excellent storage or workshop potential.

Located within easy reach of local amenities, shops, and transport links, this bungalow offers a practical layout with plenty of scope for a purchaser to modernise and personalise to their own taste.

Viewing is highly recommended to appreciate the accommodation and potential on offer.

Accommodation:

Lounge - 4.55m x 3.07m

Bedroom Two - 3.15m x 2.77m

Bathroom - 2.49m x 1.80m

Bedroom One - 3.63m x 3.05m

Kitchen - 3.86m x 2.77m

Conservatory - 2.90m x 2.01m

Garage - 4.64m x 2.69m

- Chain free sale
- Semi-detached bungalow
- Two bedrooms
- Lounge measuring 4.55m x 3.07m
- Kitchen measuring 3.86m x 2.77m
- Conservatory overlooking the rear garden
- Bathroom measuring 2.49m x 1.80m
- Off-road parking
- Popular Sutton Bridge location close to amenities



## 34 CUSTOM HOUSE STREET





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Your Local Property Expert

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### ADDITIONAL INFORMATION

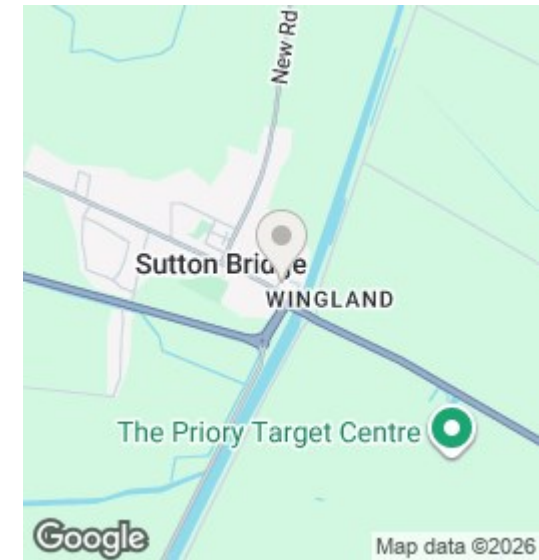
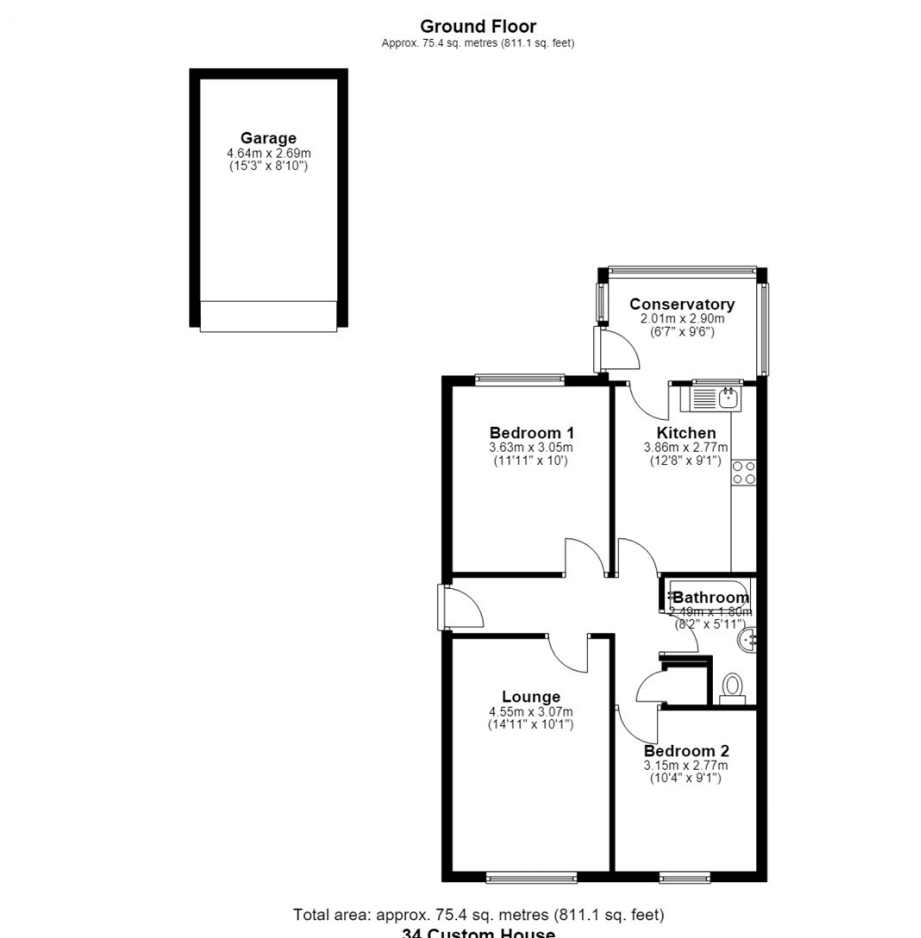
**Local Authority** – South Holland

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold



| Energy Efficiency Rating                    |           |                                                                                                                 |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                       |
| Very energy efficient - lower running costs |           |                                                                                                                 |
| (92 plus) <b>A</b>                          | <b>73</b> | <b>89</b>                                                                                                       |
| (81-91) <b>B</b>                            |           |                                                                                                                 |
| (69-80) <b>C</b>                            |           |                                                                                                                 |
| (55-68) <b>D</b>                            |           |                                                                                                                 |
| (39-54) <b>E</b>                            |           |                                                                                                                 |
| (21-38) <b>F</b>                            |           |                                                                                                                 |
| (1-20) <b>G</b>                             |           |                                                                                                                 |
| Not energy efficient - higher running costs |           |                                                                                                                 |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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