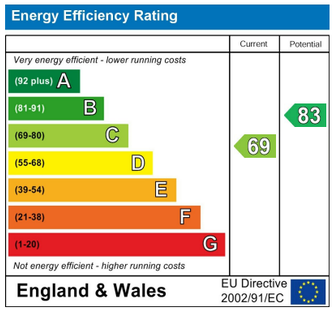
DIRECTIONS

SATNAV: PE12 9RG



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: 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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IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

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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.

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Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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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.

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6 Nightingale Way Sutton Bridge Spalding PE12 9RG

THREE BEDROOM DETACHED BUNGALOW WITH OFF ROAD PARKING

Spalding **£298,000 Freehold**

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The Property Ombudsman

SUTTON BRIDGE
Sutton Bridge offers a range of local amenities, including convenience shops, supermarkets, schools and childcare facilities, with further shopping and services available in nearby Spalding and Wisbech. The area benefits from good road links via the A17, with regular bus services providing connections to surrounding towns. With its peaceful village setting, friendly community and convenient transport links, Sutton Bridge is an attractive location for families and commuters alike.

ENTRANCE PORCH 5'1" (1.55m)

ENTRANCE HALL
Loft access and built-in airing cupboard with hot water tank

LOUNGE 16'1" x 11'10" (4.90m x 3.61m)
Fitted carpet, window to the front aspect and feature fireplace with inset gas fire

KITCHEN 14'1" x 9'11" (4.29m x 3.02m)
Range of wall and base and drawer units with work surface over. Double bowl sink. Integrated electric oven, four ring induction hob and stainless steel extractor, space for fridge. Vinyl flooring and a window to the rear aspect.

UTILITY ROOM 7'7" x 5'4" (2.31m x 1.63m)
Fitted base units with work surface over, space for washing machine and tumble dryer. Vinyl flooring, window to side aspect. Door to bedroom 3 and door to conservatory.

CONSERVATORY 11'11" x 8'1" (3.63m x 2.46m)
with French doors to the garden, vinyl flooring and windows to both side and rear aspects.

W C 4'4" x 3'11" (1.32m x 1.19m)
Comprising of a two piece suite including a W.C and pedestal sink. Window to the rear aspect. Vinyl flooring.

BEDROOM ONE 12'1" x 11'9" (3.68m x 3.58m)
Built-in double and single wardrobes, fitted carpet and a window to the rear aspect.

BEDROOM TWO 11'5" x 9'11" (3.48m x 3.02m)
Built-in double wardrobe, fitted carpet and a window to the front aspect.

BEDROOM THREE 10'8" x 8'3" (3.25m x 2.51m)
Wall mounted gas boiler, controls and battery for solar panels, UPVC sliding door to side aspect, vinyl flooring and a door into utility.

SHOWER ROOM 6'6" x 6'6" (1.98m x 1.98m)
Three piece suite comprising of W.C, inset sink and shower cubicle with thermostatic shower. Vinyl flooring, extractor fan and shaving point. Window to the rear aspect.

STORAGE
Up and over door to front. Part of the original garage has been converted in to what is now bedroom three.

SOLAR PANELS
14 solar panels are owned out right and come with battery pack for storage

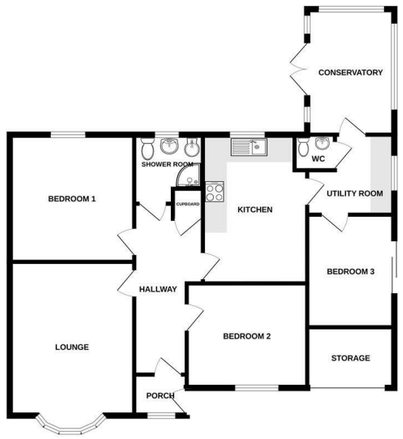
REAR GARDEN
Timber fencing enclosing the rear garden, landscaped and well maintained, central lawn with shrub and flower borders to the rear and side. Block paved undercover seating area with pergola, as well as a timber garden shed with power and lighting.

FRONT OF PROPERTY
Front of the property there is a resin driveway providing off road parking, a small lawn to the left hand side and a side gate leading to the rear.

IMPORTANT INFORMATION
MEASUREMENTS: All measurements quoted are approximate.

Nestled in the charming area of Nightingale Way, Sutton Bridge, this delightful detached bungalow offers a perfect blend of modern living and comfort. Built in 2020, the property has been meticulously maintained and is ready for you to move in and make it your own. As you enter, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The bungalow boasts three well-proportioned bedrooms, with the third bedroom featuring sliding doors that lead directly into the beautifully landscaped rear garden. This outdoor space is a true gem, complete with a pergola over a block-paved area, surrounded by vibrant flower and shrub borders, and a handy timber shed for additional storage. The property also includes a conservatory, which offers a lovely spot to enjoy the garden views throughout the year. The modern bathroom is designed for convenience, catering to the needs of a busy household. For those who value sustainability, this bungalow is equipped with fourteen solar panels that are owned outright, accompanied by a battery pack for energy storage, ensuring lower energy bills and a reduced carbon footprint. The resin driveway at the front provides ample parking space, adding to the property's appeal. This bungalow is not just a home; it is a lifestyle choice, offering comfort, style, and practicality in a serene setting. With its modern features and well-kept garden, it is an excellent opportunity for families, retirees, or anyone seeking a peaceful retreat in Sutton Bridge. Do not miss the chance to view this exceptional property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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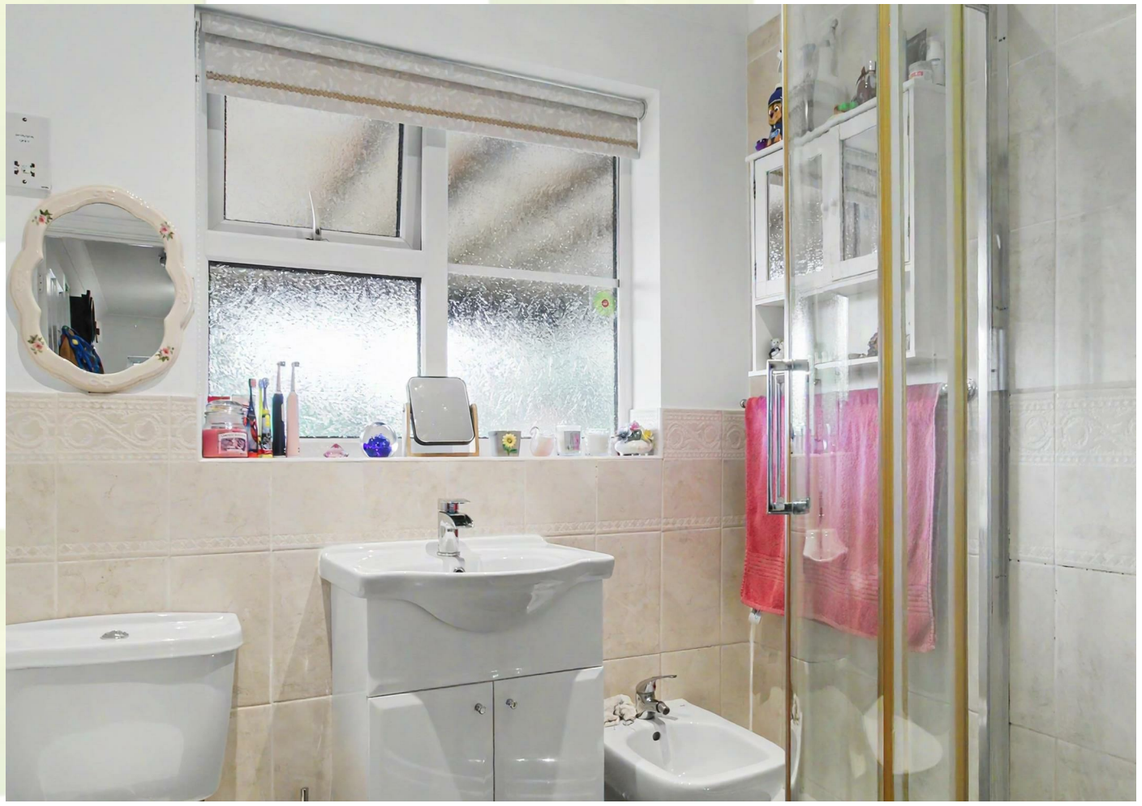
CANDY

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