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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Waterways, 152 Railway Lane South, Sutton Bridge PE12 9XA

£189,950 Freehold

- Link Detached Bungalow
- Two Double Bedrooms
- Garage and Large Driveway
- Semi Rural Location with Field Views
- No Onward Chain

Link-detached bungalow in a semi rural location with rear field view, 2 double bedrooms, lounge/diner, conservatory, kitchen, modern shower room, garage, driveway giving off road parking, enclosed rear garden, upvc double glazing, gas central heating & no upward chain. Internal viewing a must!

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Partial carport canopy over upvc double glazed side entrance door into:

HALLWAY:

Tiled floor, radiator, 2 built-in storage cupboards.

KITCHEN: 10'10 x 8'11 (3.32m x 2.72m)

Upvc double glazed window to the rear. Fitted base units with work tops over and wall units above. Inset sink and drainer with mixer tap. Integrated oven and hob. Space for washing machine & fridge/freezer. Part tiled walls. Tiled floor. Radiator. Wall mounted gas fired boiler.



LOUNGE/DINER: 19'2 x 15'6 (5.84m x 4.72m) maxl-shape

Dual aspect with upvc double glazed window to the side plus upvc double glazed French doors to the rear (into conservatory). Brick decorative fireplace with matching side shelving. 2 Wall lighting points. 2 Radiators.

CONSERVATORY: 9'6 x 9'3 (2.90m x 2.82m)

Of upvc double glazed construction with insulated polycarbonate roofing, windows to the sides and rear plus upvc double glazed French doors to the rear garden. 2 Wall lighting points. Tiled floor.

INNER HALL: Loft access.

BEDROOM 1 10'11 x 10'11 (3.33m x 3.33m)

Upvc double glazed window to the front. Radiator.

BEDROOM 2 10'0 x 7'5 (3.05m x 2.27m)

Upvc double glazed window to the front. Radiator.

SHOWER ROOM: Upvc double glazed window to the side. Modern white suite comprising wc, hand basin plus tiled and glazed shower cubicle. Tiled and pvc splash back walls. Chrome heated towel rail.

OUTSIDE:

FRONT: Lawned garden area with hedging and fencing to the boundary. Pathway around the property with hand gate to the rear garden. Extensive gravel driveway provides off road parking for several vehicles with further concrete partial carport/covered section to the side of the property giving access to side entrance door and garage. Outside light.

LINKED SINGLE GARAGE: 15'10 x 8'0 (4.82m x 2.44m) Brick and flat roof construction. Up and over entrance door. Personnel door to the side into the rear garden. Window to the rear. Power and lighting. Electric consumer unit.

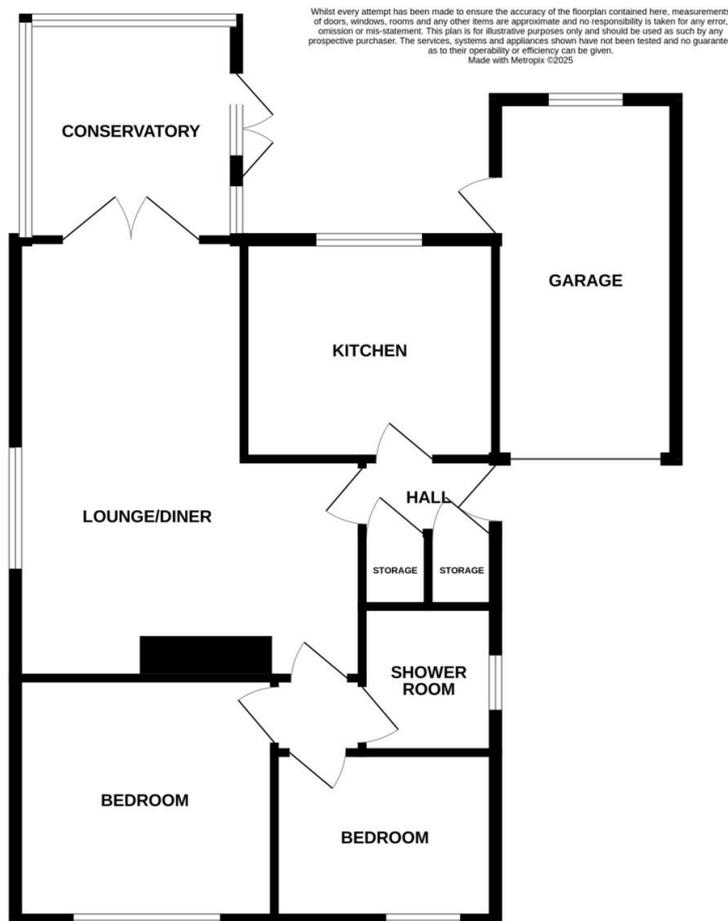
REAR: *REAR FIELD VIEWS.

Enclosed by hedging and fencing. Raised paved and block paved patio area across the rear of the property. Lawned main garden area. Pathway to the side with hand gate giving access to the front. Outside tap, outside lighting.

DIRECTIONS/AMENITIES: From Spalding proceed in an easterly direction along the A151 to Holbeach. Then proceed on to the A17 for a round 8 miles towards Sutton Bridge and on approaching the village take a right hand turning into Railway Lane South. Proceed for half a mile and the property is situated on the right hand side.

There is a walkway underneath the A17 to giving Railway Lane pedestrian access towards the village. Sutton Bridge has a primary school, range of shops, public houses etc. Nearby Long Sutton has further facilities and the larger towns of Spalding and Kings Lynn are easily accessible by road.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and gas. Private drainage

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 17654

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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