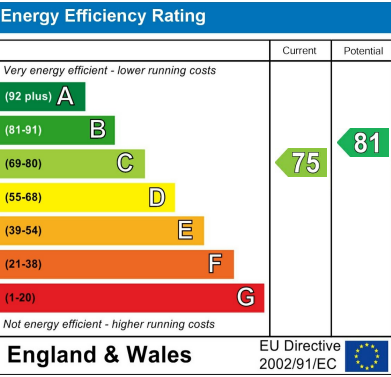


DIRECTIONS

SAT NAV: PE12 9RY



NOTES FOR PURCHASERS:

MEASUREMENTS: 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.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

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.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"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.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



brittons
estate agents

www.brittons.net



5 Grebe Close Sutton Bridge Spalding PE12 9RY

BEAUTIFUL MODERN FAMILY HOME WITH FIVE BEDROOMS, FIELD
VIEWS, AIR CONDITIONING AND A DOUBLE GARAGE

Spalding

£450,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE

Door to front, radiator, stairs leading to the first floor, doors to lounge, kitchen/diner, W.C and the study.

LOUNGE

Window to front aspect, door to rear with window either side, two radiators.

KITCHEN / DINER

Stunning space with a range of wall, base and drawer unit with lighting inset, fitted double oven, warming drawer, five ring gas hob, feature extractor over, one and a quarter composite sink, worktop with matching splashbacks, integrated dishwasher, integrated bin, space and plumbing for American style fridge/freezer, tiled floor. Floor to ceiling glass wall with glass roof overlooking the rear garden, window to rear aspect, double doors to rear garden, underfloor heating and a air conditioning unit.

STUDY

Window to side aspect, radiator and door leading to utility room.

UTILITY ROOM

Range of fitted units, composite sink, worktop with matching splashback, plumbing for washing machine, space for tumble dryer, door to double garage, extractor fan. Two windows to side aspect, underfloor heating.

CLOAKROOM

Comprising of W.C, hand wash basin with storage below, extractor fan and radiator.

LANDING

Window to front aspect, radiator, loft access, airing cupboard, and doors leading to all rooms.

MASTER BEDROOM SUITE

Comprising of an entrance hall / dressing area, master bedroom and en suite.

MASTER BEDROOM

Two windows to side aspect, two radiators and an air conditioning unit, ensuite and fitted wardrobes.

ENSUITE

Three piece suite comprising of a W.C, hand wash basin, walk-in shower, extractor fan. VELUX style window and a radiator.

BEDROOM TWO

Window to rear aspect, radiator, built in wardrobe, door to ensuite.

ENSUITE

Three piece suite comprising of W.C, hand wash basin and walk-in shower, wall tiling and extractor fan. Window to rear aspect, radiator.

BEDROOM THREE

Window to rear aspect, radiator.

BEDROOM FOUR

Window to front aspect, radiator.

BEDROOM FIVE

Window to rear aspect, radiator.

BATHROOM

Three piece suite comprising of W.C, wash hand basin, bath, extractor fan. Window to side aspect, radiator.

GARDEN OUT BUILDING

Perfect space for entertaining. Bi-folding doors to composite decking, fully fitted bar, ceiling mounted speakers, door to separate storage room, electric and light connected.

11'11" x 21'5" (3.65 x 6.54)

16'3" x 28'4" narrowing to 14'9" (4.96m x 8.66m narrowing to 4.50m)

9'11" x 11'1" (3.03m x 3.39m)

7'5" x 9'11" (2.28m x 3.03m)

3'6" x 6'9" (1.09m x 2.06m)

13'3" x 17'3" (4.05m x 5.27m)

9'2" x 5'2" (2.81m x 1.6m)

13'0" > 9'8" x 15'5" (3.97m > 2.95m x 4.7m)

13'0" x 9'8" (3.98m x 2.96m)

11'11" x 8'2" (3.65m x 2.5m)

9'8" x 8'7" (2.96m x 2.62m)

9'5" > 5'6" x 6'3" (2.89m > 1.70m x 1.93m)

17'8" > 15'4" x 13'2" (5.39m > 4.69m x 4.02m)

Nestled in the charming area of Grebe Close, Sutton Bridge, Spalding, this exquisite detached house offers a perfect blend of modern living and elegant design. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and style. As you enter, you are greeted by a beautifully presented dual aspect lounge, providing a warm and inviting atmosphere. The heart of the home is undoubtedly the stunning open plan kitchen diner, which boasts a striking glass roof and wall. This feature floods the space with natural light, creating a bright and airy environment that overlooks the well-maintained rear garden. The kitchen is perfect for both everyday meals and entertaining guests, making it a delightful space for family gatherings. For those who enjoy hosting, the garden is a true gem. It features a charming outbuilding complete with a built-in bar, perfect for summer barbeques and entertaining friends and family. The outdoor space is designed for enjoyment and relaxation, providing a wonderful backdrop for outdoor activities. Additionally, the property includes a dedicated study, ideal for those who work from home or require a quiet space for reading and reflection. The master suite is a luxurious retreat, featuring its own entrance hall, ample wardrobe space creating a dressing area, and a private ensuite bathroom. Bedroom two also benefits from an ensuite, ensuring comfort and privacy for family members or guests. With two air conditioning units and a separate utility room, this home is designed for modern living and convenience. Presented to high standards throughout, this property is a rare find in a desirable location. Don't miss the opportunity to make this stunning house your new home.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to 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. Made with Metaplan 02/08



