

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



18, Grebe Close, Sutton Bridge PE12 9RY

**£295,000 Freehold**

- 3 Bedroom Detached Bungalow
- Lounge and Separate Dining Room
- En-Suite Shower Room plus Bathroom
- Southerly Facing Rear Garden
- No Onward Chain

Modern 3-bedroom detached bungalow in a popular cul-de-sac close to nearby bus stops & amenities, lounge, dining room, kitchen/diner, utility room, en-suite shower room, bathroom, integral garage, UPVC double glazed windows, gas central heating, enclosed southerly facing garden & no upward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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



This detached bungalow built by Allison Homes in 2004 is one of their 'Clifton' design situated in this sought after residential cul-de-sac with front view overlooking the green space. Accommodation offers 3 bedrooms, hallway, lounge, kitchen/diner, utility room, bathroom, the master bedroom suite has entrance lobby area, bedroom area with built in double wardrobe plus en-suite shower room. Occupying a corner plot the property has a low maintenance garden to the front, driveway, integral garage plus southerly facing enclosed rear garden with summer house and hot tub. It also benefits from gas central heating, double glazing and no upward chain. Located within walking distance of local amenities including bus stops and a short drive to the towns of Long Sutton, Holbeach, Wisbech & Kings Lynn. Viewing advised!



**ACCOMMODATION COMPRISES:**

Porch recess area with composite double glazed front entrance door with side panel into:

**HALLWAY:**

Radiator. Built in storage/airing cupboard.

**LOUNGE:**

16'11 x 11'7 (5.17m x 3.55m)

UPVC double glazed bow window to the front. 3 Wall lighting points. 2 Radiators. Decorative fireplace with marble backing and hearth, wooden surround plus free standing electric fire.

**DINING ROOM:**

12'5 x 10'0 (3.78m x 3.06m)

Double glazed sliding patio door to the rear. Radiator.



**KITCHEN/DINER:**

14'4 x 11'8 (4.37m x 3.57m) max - irregular shape

UPVC double glazed window to the rear. Fitted base units with work tops over and matching wall units. Integrated double oven, hob and extractor. Space for dishwasher and tall fridge/freezer. Inset stainless steel sink and drainer with mixer tap. Tiled splash backs. Tiled floor. Door to:



**UTILITY ROOM:**

8'5 x 5'10 (2.56m x 1.79m)

UPVC double glazed window to the side. Composite double-glazed door to the rear. Fitted base unit with work top over and matching tall unit. Inset stainless steel sink and drainer. Space for washing machine and tumble drier. Tiled splash backs. Tiled floor. Integral door to the garage.



**MASTER BEDROOM:**

Entrance lobby area with opening to the bedroom and door to the en-suite.

**BEDROOM AREA:**

11'8 x 11'4 (3.57m x 3.47m) max

UPVC double glazed window to the front. Built in double wardrobe. Radiator.





#### **EN-SUITE SHOWER ROOM:**

UPVC double glazed window to the side. Fitted wc, hand basin plus tiled and glazed shower cubide. Part tiled walls. Radiator.

#### **BEDROOM 2**

11'7 x 9'7 (3.53m x 2.94m) max

UPVC double glazed window to the front. Built in double wardrobe. Radiator.

#### **BEDROOM 3**

10'5 x 7'11 (3.19m x 2.43m) min – excluding door recess

UPVC double glazed window to the rear. Radiator.

#### **BATHROOM:**

UPVC double glazed window to the rear. Fitted wc, hand basin plus bath with shower mixer tap. Part tiled walls. Radiator.

#### **OUTSIDE:**

#### **FRONT:**

Driveway giving off road parking. The property is on a corner plot with low maintenance stone chipped garden extending round the side of the property. Paved pathways to the front entrance door and to the side with tall hand gate to the rear garden.

#### **INTEGRAL SINGLE GARAGE:18'2 x**

9'11 (5.56m x 3.03m) Up and over front entrance door. Personnel door to the utility room. UPVC double glazed window to the side. Power and lighting. Gas fired boiler. Electric consumer unit.

#### **REAR: \*SOUTHERLY FACING**

Enclosed by wooden fencing with pathway and hand gate at the side giving access to the front. Garden mainly laid to lawn with established borders, paved pathway and patio area. Wooden summer house with hot tub. Wooden shed.

#### **SERVICES:**

All mains services (water, drainage, gas & electricity).



**DIRECTIONS:**

From Spalding proceed in an easterly direction along the A151 to Holbeach. Then proceed on to the A17 for around 10 miles to Sutton Bridge. On approaching the bridge, turn left back into Bridge Road, proceed through the village, turn right into Nightingale Way and then right into Grebe Close where the property is situated on the right hand side.

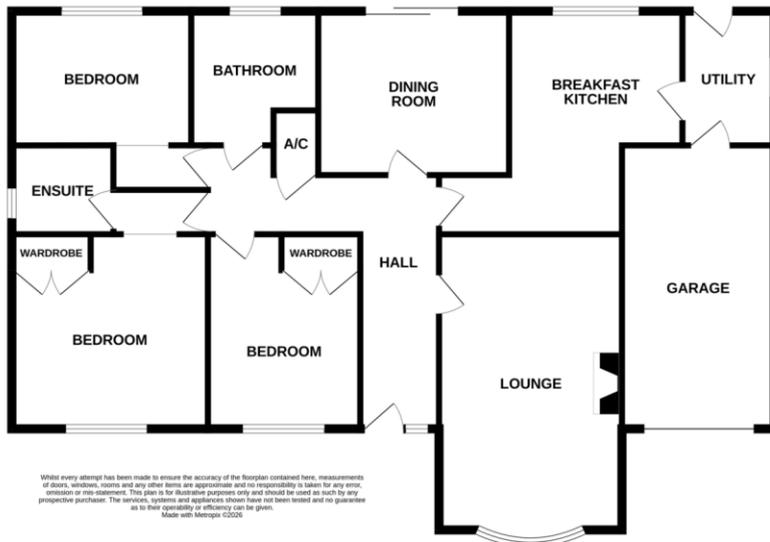
**AMENITIES**

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.



# FRONT VIEW





**TENURE** Freehold

**COUNCIL TAX BAND** C

**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: 17662**

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |