



Kinderley Close, Sutton Bridge Spalding PE12 9PZ

welcome to

Kinderley Close, Sutton Bridge Spalding

Modern four bedroom detached family home, IDEAL LOCATION ON PRIVATE ROAD & CLOSE TO AMENITIES. Three reception rooms, kitchen & utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Off road parking for two cars, SINGLE GARAGE & fully enclosed rear garden having LAWN & PATIO AREA



Entrance Hall

having stairs to first floor and laminate flooring

Lounge

15' 5" x 11' 4" (4.70m x 3.45m)

feature fireplace with space for a gas fire (currently disconnected) and double doors to:

Dining Room

7' 9" x 11' 2" (2.36m x 3.40m)

having French doors to rear garden and door to kitchen

Study

9' 8" x 9' 6" (2.95m x 2.90m)

Kitchen

14' 10" x 16' 6" (4.52m x 5.03m)

having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink. Integrated electric oven, grill, four ring gas hob and extractor. Space for dishwasher and fridge freezer, tiled floor, door to garden and door to:

Utility

5' 1" x 9' 5" (1.55m x 2.87m)

having fitted base units, work surface and a single bowl stainless steel sink. Space for washing machine and tumble dryer, tiled floor, wall mounted gas boiler and side access door

Wc

5' 3" x 2' 11" (1.60m x 0.89m)

comprising two piece suite of WC and sink. Extractor, heated towel rail and tiled floor

Landing

with loft access and built-in airing cupboard with hot water tank

Bedroom 1

11' 2" x 11' 3" (3.40m x 3.43m)

having two built-in double wardrobes and door to:

En-Suite

6' 1" x 6' 6" (1.85m x 1.98m)

comprising three piece suite of WC, inset sink and corner shower cubicle with dual head thermostatic shower. Extractor, heated towel rail and fully tiled walls and floor

Bedroom 2

11' 5" x 9' 8" (3.48m x 2.95m)

built-in double and single wardrobes

Bedroom 3

10' 2" x 9' 2" (3.10m x 2.79m)

Bedroom 4

9' 10" max x 9' 7" max (3.00m max x 2.92m max)

Bathroom

6' 4" x 8' 7" (1.93m x 2.62m)

comprising three piece suite of WC, pedestal sink and bath with shower attachment. Extractor, heated towel rail, tiled floor and partly tiled walls

Outside

to the front of the property there is a small garden with two lawned areas and a central pathway leading to the front door. A driveway to the left hand side provides off road parking for two cars and gives access to a single garage, with a gate to the right hand side providing access to the rear garden. Fully enclosed by timber fencing, the rear garden is in the majority laid to lawn with a raised brick planter to the left hand side. Within the garden there is also a paved patio area and an outside tap

Garage

17' 1" x 9' 3" (5.21m x 2.82m)

having up and over door, power and lighting



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welcome to

Kinderley Close, Sutton Bridge Spalding

- MODERN FOUR BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING FOR TWO CARS & SINGLE GARAGE
- ENCLOSED REAR GARDEN WITH LAWN & PATIO AREA

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over
£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107170 - 0004

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