



**Custom House Street, Sutton Bridge Spalding PE12 9UJ**

**welcome to**

## **Custom House Street, Sutton Bridge Spalding**

This well presented end terrace has been greatly improved over the last few years, to include a modern kitchen and downstairs shower room. With a separate dining room with french doors leading to the rear garden. Situated in the village of Sutton Bridge with good road links to the Norfolk coasts.



### **Entrance Porch**

Tiled floor, obscure window and door leading to:

### **Entrance Hall**

having a non-slip, porcelain tiled floor and radiator. Door leading to the ground floor shower room and then goes on to an opening to:

### **Kitchen**

12' 6" x 8' 7" ( 3.81m x 2.62m )

having range of units at base and wall level. Zanussi appliances including base level fan assisted oven, four burner ceramic hob with electric cooker hood over. Space and plumbing for washing machine and tumble dryer. Integrated fridge freezer, larder, non-slip porcelain tiled floor. Window to side. Opening and step down to:

### **Dining Room**

13' 1" x 8' 9" ( 3.99m x 2.67m )

having tiled floor, radiator and French doors leading to the garden. Opening leading to:

### **Lounge**

13' 1" x 12' ( 3.99m x 3.66m )

having attractive fireplace with electric, coal effect fire inset. Window to front, tiled floor. Stairs leading to first floor:

### **Ground Floor Shower Room**

having double walk in shower, vanity unit with built in WC and wash hand basin. Wall mounted, mirrored cabinet. Heated towel rail, non slip tiled floor and fully tiled walls.

### **Bedroom 1**

13' 2" x 8' 10" ( 4.01m x 2.69m )

having sloping ceiling, window to rear and loft access.

### **Bedroom 2**

12' x 9' 9" ( 3.66m x 2.97m )

having double recess, radiator and window to front.

### **Outside**

the property is approached over block paved drive offering off-road parking.

The pretty rear garden being paved and fully enclosed with outside light, canopy over french doors and garden shed.



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## Custom House Street, Sutton Bridge Spalding

- END TERRACE HOUSE IN THE CENTRE OF SUTTON BRIDGE
- MODERN KITCHEN WITH LARDER & DOWNSTAIRS SHOWER ROOM
- SEPARATE DINING ROOM HAVING FRENCH DOORS TO THE GARDEN
- TWO BEDROOMS
- OFF ROAD PARKING AND LOW MAINTENANCE GARDEN

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

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107638 - 0006

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