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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



54 Nene Meadows, Sutton Bridge PE12 9TZ

£230,000 Freehold

- Modern Detached Bungalow
- Situated on Corner Plot
- Two Double Bedrooms
- Enclosed Rear Gardens
- No Onward Chain

Modern detached bungalow on a corner plot in a popular cul-de-sac close to nearby amenities & bus stops, 2 double bedrooms, lounge/diner, kitchen/breakfast room, updated bathroom, detached garage, driveway, enclosed garden, updated upvc double glazing, gas central heating & no upward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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

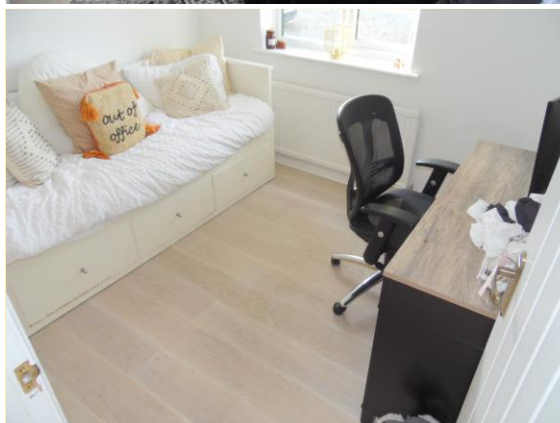


Composite double glazed front entrance door into:

KITCHEN/BREAKFAST ROOM: 11'1 x 7'11 (3.37m x 2.42m)
 Upvc double glazed window to the front. Modern base unit with work tops over, breakfast bar and matching wall units. Inset stainless steel sink and drainer. Space for cooker. Space for washing machine. Gas fired boiler concealed in cupboard. Radiator. Tiled splash backs. Tile effect flooring.

HALLWAY: Upvc double glazed French doors to the side (into main garden). Tile effect flooring. Radiator. Built in storage cupboards with hanging rail.

LOUNGE: 17'10 x 11'8 (5.44m x 3.56m) max
 Dual aspect room with upvc double glazed windows to the side and rear. Small hearth with electric fire. Wood effect flooring. Radiator.



INNER HALL:

Built in airing cupboard. Wood effect flooring.

BEDROOM 1

12'0 x 9'11 (3.66m x 3.02m) max

Upvc double glazed window to the side. Radiator. Wood effect flooring.

BEDROOM 2

9'10 x 8'5 (3.00m x 2.57m)

Upvc double glazed window to the side. Radiator. Loft access. Wood effect flooring.

BATHROOM:

Upvc double glazed window to the front. Updated modern white suite comprising panelled bath with dual head shower mixer tap plus hand basin and concealed cistern wcset to vanity unit. Tiled walls. Tiled floor. Heated towel rail.

OUTSIDE:

The property sits on a corner plot with gardens to the right hand side plus garage and driveway to the front and left hand side.

FRONT & PARKING:

Fencing and tall hand gate to the right hand side giving access to the main garden area and side. Gravel driveway to the left hand side of the property which extends across the front of the property providing off road parking for several vehicles and access to the garage with further gravel area between the property and garage.

DETACHED SINGLE GARAGE:

16'4 x 8'3 (4.99m x 2.51m) Brick and tiled construction. Double entrance doors.

MAIN SIDE GARDEN:

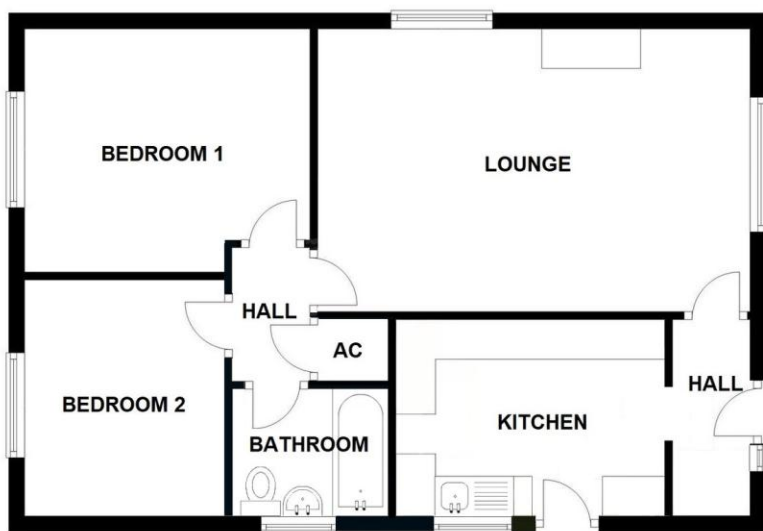
Enclosed by low brick wall, fencing and shrub/tree screening. Mainly laid to lawn with inset trees. Patio area across the rear of the property. Wooden decked pergola feature.

REAR:

Pathway across the rear of the property to both sides.

DIRECTIONS:

From the Sutton Bridge A17 Bridge roundabout take the Bridge Road Sutton Bridge B1359 turning. Take the first right into High Street. Follow the road round and take the left turning into Wharf Street. Take the right turning into Nene Meadows. At the forked junction, the property is located in front of you.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

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: 17655

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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