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



**8 Anne Road, Sutton Bridge PE12 9TB**

**Offers Over £160,000 Freehold**

- 3 Bedrooms
- Ground Floor Bathroom
- Corner Plot in a Cul-de-Sac
- 2 Room Outbuilding
- Off-Road Parking

3 Bedroom semi detached house on a corner plot in a cul de sac position close to local primary school, lounge/diner, updated kitchen, store room, updated downstairs bathroom, majority upvc double glazing, gas central heating, off road parking, enclosed rear garden & 2 room outbuilding. Viewing advised!

SPALDING 01775 766766 BOURNE 01778 420406



**ACCOMMODATION** UPVC double glazed side entrance door into:

**HALLWAY:** Stairs to first floor. Radiator. Tiled floor.

**LOUNGE/DINER:** 16'9 x 9'11 (5.12m x 3.03m) minimum 2 UPVC double glazed windows to the front. Wall mounted modern electric fire. 2 Wall lighting points. Radiator. Tiled floor. Built in under stairs storage cupboard housing gas fired boiler.

**KITCHEN:** 12'2 x 9'9 (3.70m x 2.97m) maximum UPVC double glazed window to the rear. Fitted base units with work tops over and matching wall units. Inset sink and drainer with mixer tap. Integrated double oven and hob. Space for washing machine and fridge/freezer. Radiator. Tiled splash backs. Tiled floor. Built in airing cupboard to chimney recess. Door into:



**REAR LOBBY:** UPVC double glazed door to the side (into the rear garden). Door into:

**STORE ROOM:** 10'2 x 5'1 (3.09m x 1.55m), window to the side.

**DOWNSTAIRS BATHROOM:** UPVC double glazed window to the rear plus window to the side. Fitted white suite comprising paneled bath with shower unit over plus wc and hand basin set to vanity units. Tiled walls. Tiled floor. Modern radiator.

**FIRST FLOOR LANDING:** UPVC double glazed window to the side. Loft access. Radiator.

**BEDROOM 1** 13'11 x 9'9 (4.24m x 2.99m) 2 UPVC double glazed windows to the front. Radiator.

**BEDROOM 2** 10'11 x 10'0 (3.34m x 3.05m) max UPVC double glazed window to the rear. Radiator.

**BEDROOM 3** 9'2 x 8'9 (2.79m x 2.68m) max –irregular shape UPVC double glazed window to the side. Radiator.

**OUTSIDE:**

**FRONT:** Fencing to the boundary. Driveway with concrete base to off road parking area. Pathway to the entrance door and tall hand gate to the rear garden. Lawned garden areas with inset shrubs.

**REAR:** Fencing to the boundaries with tall hand gate to the front. Paved pathway and patio area. Garden mainly laid to lawn. Outside tap.

**TIMBER OUTBUILDING:** Timber construction with felted roofing, set to concrete base. Separated into two rooms.

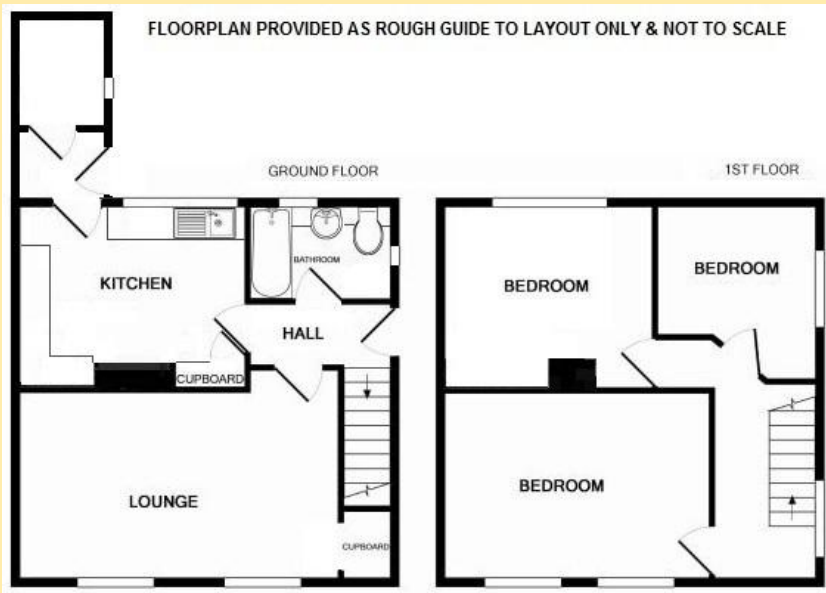
**ROOM 1** 12'5 x 7'8 (3.80m x 2.34m) 2 windows to the rear garden. Window to the side. Upvc double glazed entrance door. Power and lighting.

**ROOM 2** 12'6 x 7'6 (3.83m x 2.28m) Double doors. Windows to the side. Power and lighting.

**SERVICES:** All mains services (water, drainage, gas & electricity). South Holland District Council tax band: A.

**DIRECTIONS:** From the A17 Sutton Bridge, Bridge Road roundabout take the Bridge Road turning and proceed through the village. Take the right hand turning opposite Colin Whitmore's furniture store into Allenbys Chase. Take the 2nd left hand turning into Anne Road where the property can be located.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**TENURE** Freehold

**SERVICES** Mains Water, Gas, Electric and Drainage.  
Gas Central Heating.

**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: 17667**

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.

**ADDRESS**

R. Longstaff & Co LLP.  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

**CONTACT**

T: 01775 766766  
E: [spalding@longstaff.com](mailto:spalding@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

