



Carnoustie Court, Sutton Bridge Spalding PE12 9QP

welcome to

Carnoustie Court, Sutton Bridge Spalding

This well presented bungalow is situated in a desirable village location, offering spacious and well maintained accommodation throughout. Featuring attractive living spaces and a fully enclosed low maintenance garden. Convenient access to local amenities and a regular bus service.



Entrance Hall

having built in storage cupboard and loft access.

Lounge

17' 2" x 12' 3" (5.23m x 3.73m)

having attractive fireplace with gas fire.

Dining Room

11' 5" x 10' 7" (3.48m x 3.23m)

having french doors leading to the conservatory.

Kitchen/Diner

16' 7" x 15' 11" (5.05m x 4.85m)

Sun Room

13' 3" x 11' 6" (4.04m x 3.51m)

being of brick construction with patio doors leading to the garden.

Utility Room

6' 8" x 5' 9" (2.03m x 1.75m)

having units at wall and base level, work surface with inset sink. Space for washing machine and tumble drier. Door to rear.

Bedroom 1

15' 2" x 12' 3" (4.62m x 3.73m)

having built-in wardrobe.

En-Suite

having shower cubicle, low level WC and wash hand basin. Fully tiled walls and floor.

Bedroom 2

13' 3" x 11' 7" (4.04m x 3.53m)

having built-in wardrobes.

Bedroom 3

9' 5" x 8' 1" (2.87m x 2.46m)

Bathroom

having bath, shower cubicle, low level WC and wash hand basin.

Outside

the property is set back behind a paviour driveway, with a small lawned foregarden with borders to front

and sides. The rear garden which is enclosed is laid to easy maintenance with attractive feature paving, block paving and artificial grass.

Double Garage

16' 10" x 16' 5" (5.13m x 5.00m)

having twin up and over door, power and light.



view this property online williamhbbrown.co.uk/Property/LST107663



- THREE BEDROOM BUNGALOW IDEAL FOR THOSE SEEKING SINGLE STOREY LIVING
- DINING ROOM HAVING FRENCH DOORS LEADING TO THE GARDEN ROOM
- WELL EQUIPPED KITCHEN/DINER IDEAL FOR ENTERTAINING
- THREE BEDROOMS WITH EN-SUITE AND FAMILY BATHROOM WITH BOTH BATH AND SHOWER CUBICLE
- DOUBLE GARAGE, AMPLE OFF ROAD PARKING AND ENCLOSED REAR GARDEN

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

£385,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107663



Property Ref:
LST107663 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk