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



## 54 Nene Meadows, Sutton Bridge PE12 9TZ

**£220,000 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.

SPALDING 01775 766766 BOURNE 01778 420406



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 wc set 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.

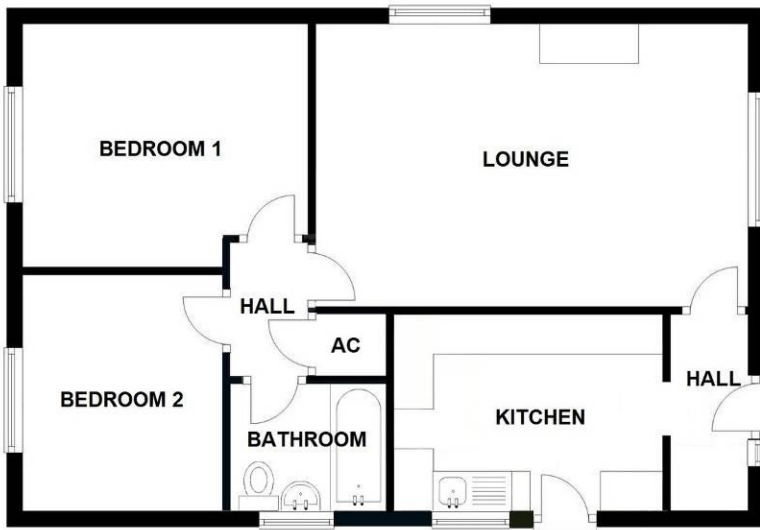
**MAIN SIDE GARDEN:** Enclosed by low brick wall, fencing and shrub/tree screening. Mainly laid to lawn with inset trees. Patio area across the rear of the property. Wooden decked pergola feature.

**REAR:** Pathway across the rear of the property to both sides.

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

**DIRECTIONS:** From Spalding proceed in an easterly direction along the A151 to Holbeach. Then proceed on to the A17 for a round 10 miles to Sutton Bridge. On approaching the bridge, turn left back into Bridge Road, first right into High Street, left into Wharf Street, right into Nene Meadows and the property is situated in front of you at the forked junction.

**AMENITIES** Sutton Bridge has a primary school, range of shops, public houses etc. Nearby Long Sutton has further facilities, and the larger towns of Spalding and Kings Lynn are easily accessible by road.



**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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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		