



The White House Church Gate, Sutton Bridge Spalding PE12 9UD

welcome to

The White House Church Gate, Sutton Bridge Spalding

Three bedroom detached property, IDEALLY LOCATED CLOSE TO AMENITIES. Good sized lounge, breakfast kitchen & ADDITIONAL RECEPTION ROOM. Family bathroom & EN-SUITE TO MASTER. Gravel driveway providing ample off road parking & FULLY ENCLOSED LOW MAINTENANCE GARDEN.



Entrance Hall

having stairs to first floor.

Lounge

11' 7" x 15' (3.53m x 4.57m)

having patio doors to rear.

Dining Room

8' 3" x 16' (2.51m x 4.88m)

having door to rear.

Kitchen

8' 5" x 13' 1" (2.57m x 3.99m)

having units at wall and base level, worktops with stainless steel sink. Breakfast bar, built-in oven with induction hob. Space for fridge, washing machine and tumble dryer.

Landing

having loft access.

Bedroom 1

9' 3" x 8' 4" (2.82m x 2.54m)

having built-in wardrobe.

Ensuite

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

Bedroom 2

8' 3" x 8' 6" (2.51m x 2.59m)

Bedroom 3

9' 8" x 6' 5" (2.95m x 1.96m)

Bathroom

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

Outside

the property is set back behind a gravel driveway offering off road parking for several cars. The enclosed rear garden is laid to artificial grass with patio area.

Agents Note

Please note that an AML fee is chargeable to the

buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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The White House Church Gate, Sutton Bridge Spalding

- THREE BEDROOM DETACHED PROPERTY CLOSE TO AMENITIES
- LOUNGE, KITCHEN & ADDITIONAL RECEPTION ROOM
- FAMILY BATHROOM & EN-SUITE TO MASTER
- AMPLE OFF ROAD PARKING
- FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN

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

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107006 - 0006

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.

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