















Offers in the region of £215,000 Freehold



13 Harriet Close, Sutton Bridge, Lincolnshire, PE12 9QU

Beautifully suited to first-time buyers and growing families alike, this attractive three-bedroom end-terrace property offers a wonderful combination of comfortable living, practical space and inviting outdoor areas, all set within a popular location.

Stepping inside, you are greeted by a welcoming entrance hallway leading through to a modern, fully fitted kitchendiner. The living room provides a lovely space to unwind, with doors opening directly onto the decking to create a seamless flow between indoor and outdoor living. A handy downstairs WC completes the ground floor, adding to the property's everyday convenience.

Upstairs, you will find three well-proportioned bedrooms, comprising two doubles and a further single bedroom, making this an ideal layout for a young family, guests or those needing a home office. These are served by a family bathroom.

Outside, the rear garden offers a lovely space to enjoy. Fully enclosed and well maintained, the garden provides a combination of lawn and attractive decking, creating plenty of room for children to play, relaxing in the sunshine or entertaining friends and family. The rear decking is enhanced by a charming wooden pergola, providing the perfect setting for outdoor seating and summer evenings spent dining alfresco.

To the front, a decorative gravel garden offers a smart, low-maintenance finish, adding to the property's kerb appeal. Further benefits include an allocated off-road parking space for one vehicle.

Whether you're taking your first step onto the property ladder or searching for a home where your family can grow, this charming property offers plenty of potential to make it your own. With its welcoming living spaces, three bedrooms and lovely outdoor areas, this is an opportunity not to be missed!

LONG SUTTON

Hallway
13'11" x 6'11" (max) (4.26 x 2.11 (max))
Coved and textured ceiling. Part uPVC part double-glazed door to front. BT openreach socket. Power points. Radiator. Wood-effect vinyl flooring.

Kitchen Diner
13'11" x 9'8" (4.25 x 2.96)
Coved and textured ceiling. Part uPVC part double-glazed door to side. uPVC double-glazed window to front. Matching range of wall and base units with worktop over. Composite sink with drainer and mixer tap over. Tiled splashbacks. Integrated oven and gas hob with extractor over. Space for two undercounter appliances. Space and plumbing for washing machine. Wall-hung 'Glow Worm' gas boiler. Space for dining table. Power points. Radiator. Wood effect vinyl flooring.

Living Room
17'1" x 13'1" (5.22 x 4.01)
Coved and textured ceiling. uPVC double-glazed french doors to decking. uPVC double-glazed window to rear. Access to understairs cupboard. Power points. Radiator. Fitted carpet.

Downstairs Cloakroom
5'3" x 3'2" (max) (1.61 x 0.98 (max))
Coved and textured ceiling. uPVC double-glazed privacy glass window to front. Pedestal hand basin. Low-level WC. Heated towel rail. Partly tiled walls and tiled floor.

Landing
9'0" x 6'10" (max) (2.76 x 2.10 (max))
Coved and textured ceiling. Loft access. Access to cupboard. Power point. Fitted carpet.

Bedroom 1
13'1" x 9'9" (4.01 x 2.99)
Coved and textured ceiling. uPVC double-glazed window to front. Fitted wardrobes. Power points. Radiator. Fitted carpet.

Bedroom 2
11'9" x 9'9" (3.59 x 2.99)
Coved and textured ceiling. uPVC double-glazed window to rear. Power points. Radiator. Fitted carpet.

Bedroom 3
8'9" x 6'11" (2.67 x 2.13)
Coved and textured ceiling. uPVC double-glazed window to rear. Power points. Radiator. Fitted carpet.

Bathroom
8'11" x 6'11" (2.73 x 2.11)
Coved and textured ceiling. uPVC double-glazed privacy glass window to front. 'P' shaped bath with electric shower over. Low-level WC. Pedestal hand basin. Heated towel rail. Partly tiled walls. Tiled floor.

Outside
To the rear is a fully enclosed, well-maintained garden, predominantly laid to lawn and complemented by attractive decking to both the front and rear. The rear decking features a wooden pergola, creating a lovely space for outdoor seating and entertaining. A decorative planting border and raised flower bed provide an ideal opportunity for gardening enthusiasts to add their own choice of plants and flowers. The garden further benefits from two timber sheds, offering useful storage space, and outdoor lighting. An external water tap is also located to the front of the property. To the front of the property is a low-maintenance, decorative gravel garden, enhancing the property's kerb appeal. The property further benefits from an allocated off-road parking space for one vehicle.

Local Area
The village of Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

Material Information
All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Services
Mains electric, water and drainage are all understood to be installed at this property.
Central heating type - Gas central heating

Council Tax
Council Tax Band A. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Certificate
EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office

Moible Phone Signal
EE - Good outdoor
02 - Good outdoor, variable in-home
Three – Good outdoor, variable in-home
Vodafone - Good outdoor
Visit the Ofcom website for further information.

Broadband Coverage
Standard, Superfast and Ultrafast broadband is available.
Visit the Ofcom website for further information.

Flood Risk
This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.