

EST 1770



# Longstaff<sup>.COM</sup>

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



12 Falklands Road, Sutton Bridge PE12 9XF

**£220,000 Freehold**

- 3 Bedroom Detached House
- Corner Plot
- Refitted Kitchen/Diner
- Gas Central Heating
- No Chain

Recently redecorated 3 bedroom detached house on a corner plot in a sought after area offering lounge, refitted kitchen/diner, updated downstairs cloakroom & updated upstairs bathroom, upvc double glazing, gas central heating, garage, driveway giving off road parking, enclosed garden & no upward chain. Viewing a must!

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Modern detached house located on a corner plot in a sought after residential area close to nearby doctors surgery and amenities. The accommodation offers hallway, lounge, recently refitted kitchen/diner, updated downstairs cloakroom, 3 bedrooms, modern updated bathroom, galleried landing, wood effect upvc double glazing and gas central heating. Outside the property has an enclosed garden, attached single garage & driveway giving off road parking. Having been recently redecorated throughout & offered with no upward chain – internal viewing is highly recommended!

**ACCOMMODATION COMPRISES:**

**OPEN PORCH AREA:** Outside light. Upvc double glazed front entrance door with matching side window into:

**HALLWAY:** Stairs to the first floor with storage cupboard beneath. Radiator.



**LOUNGE:** 16'1 x 11'4 (4.91m x 3.47m) max

Upvc double glazed box window to the side. Wall mounted electric fire with tiled hearth. 2 Wall lighting points. Radiator.

**KITCHEN/DINER:** 16'1 x 9'10 (4.91m x 3.47m) max

Upvc double glazed window and double doors to the side (into main garden). Refitted range of modern base units with pan drawers, work tops over and matching wall units. Inset sink and drainer with mixer tap. Tiled splash backs. Space for cooker with extra top over, washing machine & fridge/freezer. Radiator.



**DOWNSTAIRS CLOAKROOM:** Upvc double glazed window to the front. Refitted modern white wc and hand basin with tiled splash back. Radiator.

**FIRST FLOOR LANDING:** 9'2 x 5'11 (2.79m x 1.81m) Upvc double glazed window to the front. Radiator. Built in airing cupboard housing gas fired combi boiler. Loft access.

**BEDROOM 1** 10'2 x 10'0 (3.09m x 3.00m)

Upvc double glazed window to the side. Radiator.

**BEDROOM 2** 11'5 x 8'10 (3.49m x 2.69m) max

Upvc double glazed window to the side. Radiator. Built in wardrobe/cupboard.

**BEDROOM 3** 11'5 max x 7'0 (3.50m max x 2.14m)

Upvc double glazed window to the side. Radiator. Built in wardrobe/cupboard.



**BATHROOM:** Upvc double glazed window to the front. Refitted modern white suite comprising wc, hand basin plus bath with shower unit over. Part tiled walls. Radiator.

**OUTSIDE:**

**FRONT & SIDE:** Lawned garden area around the property with pathway to the entrance door and tall hand gate to the main garden.

**MAIN GARDEN (RIGHT HAND SIDE):**

Fencing and hedging to the boundaries. Garden area mainly laid to lawn with inset stepping stones, shrubs and trees. Paved patio area across the rear of the property with pathway to personnel garage door and to tall hand gate to the front. Outside tap. Outside lighting. Wooden garden shed.

**REAR:** Concrete driveway giving off road parking and access to the garage.

**ATTACHED SINGLE GARAGE:** 19'2 x 8'7 (5.84m x 2.61m) Brick and tiled construction. Up and over entrance door. Upvc double glazed personnel door to the rear (into main garden). Power and lighting. Storage to rafter space.

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

**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, turn left into Railway Lane North, right into Falklands Road and the property is on the right.

**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** See Note

**COUNCIL TAX BAND:** C

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

**Ref: 17664**

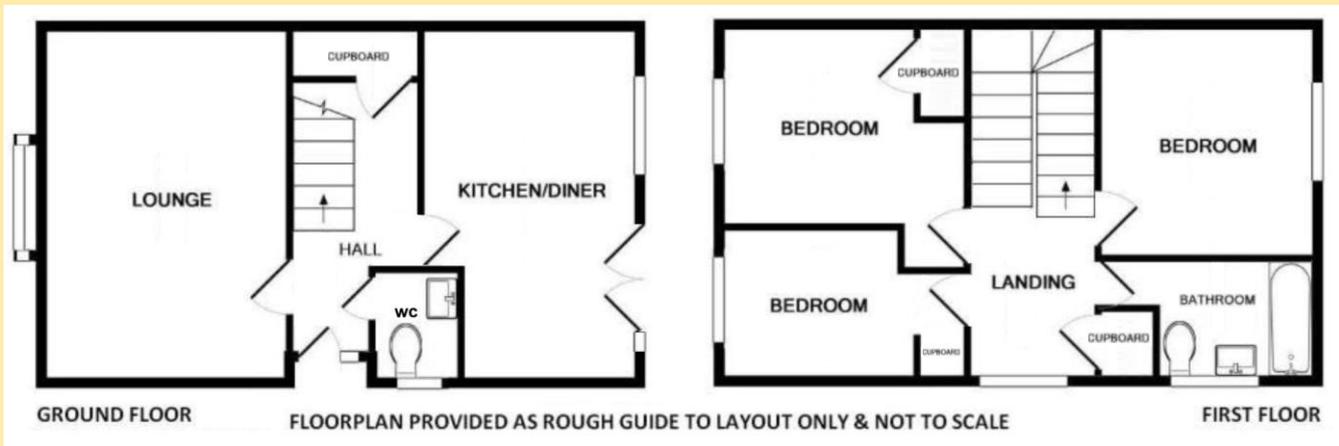
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property 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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

