

Church Gate, Sutton Bridge, Nr Spalding, PE12 9UD.



Kitchen/Diner Aspect 1



Kitchen/Diner Aspect 2



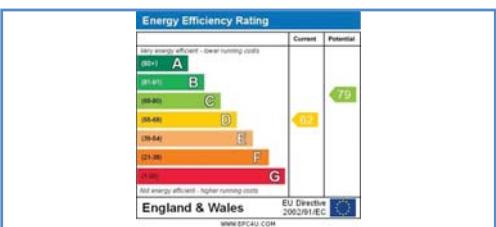
Conservatory



Bedroom



Enclosed Rear Garden



Energy Performance Certificate

Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

Harrison Rose
Estate Agents

FOR SALE



Detached four bedroom home in Sutton Bridge.

Church Gate, Sutton Bridge, Nr Spalding, PE12 9UD.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- CONSERVATORY
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING

£220,000



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Ref: S052

www.harrisonroseproperty.com

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Ground Floor

Hall

Entrance door, stairs leading to landing, door to:

Lounge 4.27m (14') x 3.92m (11'9") max

Feature open fireplace, TV point, uPVC double glazed window to front, door to:

Kitchen/Diner 4.75m (15'7") x 2.96m (9'9")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven, four ring electric hob with extractor hood over, tiled flooring, single radiator, uPVC double glazed window to side and rear, sliding doors to conservatory, further door to:

Utility Room 2.63m (8'8") x 1.58m (5'2")

Space for washing machine, tumble drier and a fridge/freezer, single radiator, uPVC double glazed window to rear, door to garage, door to rear garden.

Conservatory 3.73m (12'3") x 2.46m (8'1")

UPVC double glazed window surround, single radiator, tiled flooring, double doors to rear garden.

WC

Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin, single radiator, uPVC frosted double glazed window to front.

First Floor

Landing

Single radiator, doors to:

Bedroom 1 3.57m (11'9") x 2.66m (8'9")

UPVC double glazed window to front, built-in wardrobes, single radiator.

Bedroom 2 4.38m (15'9") x 2.63m (8'8")

UPVC double glazed window to front, single radiator.

Bedroom 3 2.95m (9'8") x 2.66m (8'9")

UPVC double glazed window to rear, single radiator.

Bedroom 4 2.02m (6'7") x 1.99m (6'6")

UPVC double glazed window to rear, single radiator.

Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, tiled splashbacks, tiled flooring.

Outside

The front of the property is mainly laid to paved allowing for ample off road parking, leading to garage via up and over door. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external tap and external lighting.

- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -

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