

DIRECTIONS

SATNAV: PE12 9XQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C	76		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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78 Stanley Drive Sutton Bridge Spalding Lincolnshire PE12 9XQ

FOUR BEDROOM DETACHED BUNGALOW WITH DETACHED SINGLE GARAGE AND DRIVEWAY PARKING.

Spalding

£300,000 Freehold

01553 692828
sales@brittons.net





- PORCH** 56" x 43" (1.68m x 1.30m)
Tiled flooring, door to entrance hall.
- ENTRANCE HALL** 24' x 10'8" max (7.32m x 3.25m max)
Wood effect flooring, doors to all rooms, double radiator and access to loft.
- KITCHEN** 13'8" x 13' (4.17m x 3.96m)
A range of wall, base and drawer units, integrated double oven, integrated hob and extractor fan. Tiled flooring, double glazed window to front and a double radiator.
- UTILITY ROOM** 9'11" x 9' (3.02m x 2.74m)
Sink, airing cupboard, tiled flooring, boiler, a range of base units and space for a washing machine and tumble dryer.
- LOUNGE** 19'5" x 12'11" (5.92m x 3.94m)
Wood effect flooring, double and a single radiator, patio doors leading to conservatory.
- CONSERVATORY** 10'9" x 6'8" (3.28m x 2.03m)
Wood effect flooring, door to rear garden.
- FAMILY BATHROOM** 10'10" x 7' (3.30m x 2.13m)
Vinyl flooring, heated towel rail, WC, hand basin with vanity unit, bath with shower tap attachment, double enclosed shower, tiled walls and window to front.
- BEDROOM ONE** 14'6" x 10'10" (4.42m x 3.30m)
Wood effect flooring, Radiator and window to front.
- ENSUITE** 8'11" x 6'4" (2.72m x 1.93m)
Vinyl flooring, WC, hand basin with vanity unit and double enclosed shower with thermostatic mixer bar, window to side.
- BEDROOM TWO** 12'3" x 8'9" (3.73m x 2.67m)
Wood effect flooring, radiator and window to rear.
- BEDROOM THREE** 10'11" x 9'5" (3.33m x 2.87m)
Wood effect flooring, radiator and window to rear.
- BEDROOM FOUR** 10'11 x 7'11" (3.33m x 2.41m)
Wood effect flooring, radiator and window to rear.

FRONT GARDEN
Brick Weave, driveway leading to Garage

REAR GARDEN
Fully enclosed, patio area and lawn, personnel door to garage and wooden shed.

GARAGE
Single garage with up and over door, light and power.

SOLAR PANELS
Solar panels are on a feed tariff.

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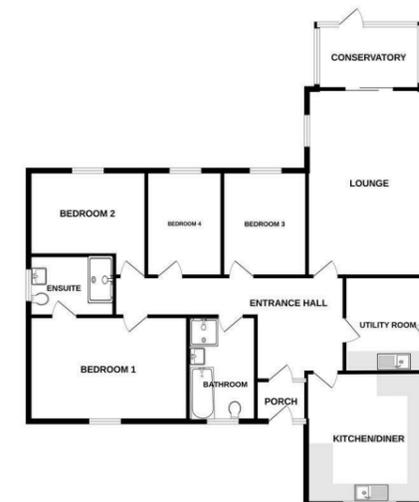
Located on Stanley Drive, Sutton Bridge, this delightful four-bedroom detached bungalow offers a perfect blend of comfort and convenience. With a spacious reception room, this home is ideal for families seeking a welcoming environment. The property boasts four well-proportioned bedrooms, providing ample space for relaxation and privacy.

The bungalow features a family bathroom and master bedroom en-suite, ensuring that morning routines run smoothly for everyone. A highlight of this property is the inviting conservatory, which serves as a lovely space to enjoy the garden views throughout the year. Additionally, the utility room adds practicality, making household chores more manageable.

For those with vehicles, the property includes a detached single garage and off-road parking, providing secure and convenient access. The surrounding area of Sutton Bridge is known for its friendly community and local amenities, making it an excellent choice for families and individuals alike.

This bungalow is a home where memories can be made. With its thoughtful layout and desirable features, it presents a wonderful opportunity for anyone looking to settle in this picturesque part of Spalding. Do not miss the chance to view this exceptional property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, levels and any other such details are approximate and not necessarily intended to be used as a basis for any legal proceedings. The views and opinions expressed here are those of the agent only and do not constitute an offer of any financial product. Make well before 01/01/2025

