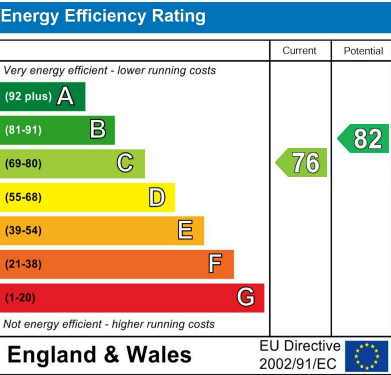


DIRECTIONS

SATNAV: PE12 9XQ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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Spalding

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

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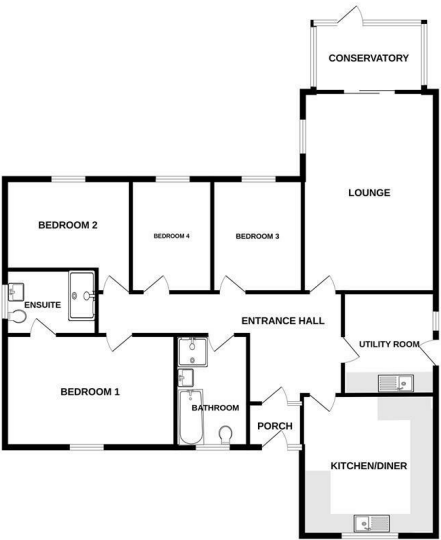
Located on Stanley Drive, Sutton Bridge, this delightful four-bedroom detached bungalow offers a perfect blend of comfort and convenience. With a spacious reception room, this home is ideal for families seeking a welcoming environment. The property boasts four well-proportioned bedrooms, providing ample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



We have made every effort to ensure the accuracy of the floorplan contained here, measurements of areas, walllines, ceiling and floor levels are approximate and not intended to be used as a basis for any construction or other purposes. This plan is for illustrative purposes only and should not be used as such for any other purpose. The actual layout and dimensions of the property may vary from those shown on this plan. Made with Metaphor (2023) 10/11/23



