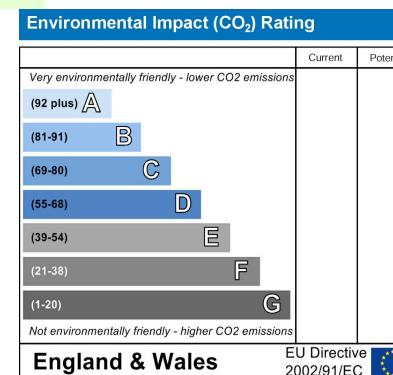
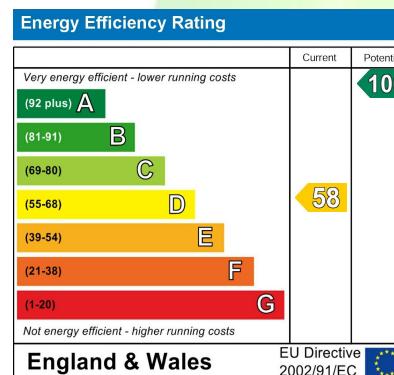


## DIRECTIONS

Approaching Southgates roundabout from London Road, take the 3rd exit onto Nar Ouse Way (A148). Go straight over the next two roundabouts and at the 3rd roundabout take the 3rd exit onto the A47 slip road to A17/Sleaford/Wisbech/Peterborough. Merge onto the A47. At the roundabout take the 2nd exit onto A17 Sleaford. At the roundabout, take the 2nd exit onto Bridge Road. Turn right onto New road and the property can be on the right hand side easily identified by our For Sale board.



## 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.

Residential Sales... Residential Lettings... Commercial Sales... Commercial Lettings... Residential Sales... Residential Lettings...



210 Beechwood New Road Sutton Bridge Spalding Lincolnshire PE12 9QE

**VERY WELL PRESENTED THREE BEDROOM DETACHED HOUSE WITH DRIVEWAY AND FIELD VIEWS**

**Sutton Bridge**

**£360,000 Freehold**



#### ENTRANCE PORCH

##### HALLWAY

Under stairs cupboard. Radiator. Stairs to first floor. Door to cloakroom.

##### CLOAKROOM

WC, Hand basin, Tiled flooring, Heated towel rail.

##### L-SHAPED LOUNGE/DINER

Laminate flooring. Open fireplace. Double radiator. Bay window to front aspect. Window to side aspect. Patio doors to:

11'1 max x 10'2 (3.38m max x 3.10m)

##### CONSERVATORY

Tiled floor. Ceiling fan. French doors to garden.

24'10 max x 17'4 max (7.57m max x 5.28m max)

##### KITCHEN

Range of wall, base and drawer units with worktops over. Tiled floor. Two windows to side and one window to rear aspects.

12'0 x 11'10 (3.66m x 3.61m)

##### SHOWER ROOM

Shower enclosure, wash hand basin and w.c. Heated towel rail. Tiled floor. Window to rear aspect.

170 max x 9'11 (5.18m max x 3.02m)

##### UTILITY ROOM

Space for washing machine and tumble dryer. Window to side aspect. Door to garden.

7'2 x 6'10 (2.18m x 2.08m)

##### LANDING

Fitted carpet. Double radiator. Window to front aspect.

22'10 max x 3'1 (6.96m max x 0.94m)

##### BEDROOM 1

Fitted carpet. Double radiator. Window to side aspect.

14'7 into eaves x 10'7 (4.45m into eaves x 3.23m)

##### BEDROOM 2

Fitted carpet. Double radiator. Window to side aspect.

11'8 x 11'1 max (3.56m x 3.38m max)

##### EN-SUITE SHOWER ROOM

Shower enclosure, wash hand basin and w.c. Vinyl flooring. Extractor fan.

8'0 x 2'8 (2.44m x 0.81m)

##### BEDROOM 3

Fitted carpet. Double radiator. Window to front aspect.

10'7 x 9'8 into eaves (3.23m x 2.95m into eaves)

##### BATHROOM

Four piece suite comprising freestanding bath with shower attachment, walk-in double shower enclosure with Thermo shower, twin wash hand basins with mixer taps in vanity unit and w.c. Heated towel rail. Vinyl flooring. Window to side aspect.

9'8 x 7'7 (2.95m x 2.31m)

##### FRONT GARDEN

Wrap around gardens mainly laid to lawn with double 5 bar gates, various shrubs and trees.

15'6 x 12'7 (4.72m x 3.84m)

##### REAR GARDEN

Mainly laid to lawn with decking area. Outside tap. Wooden shed.

14'7 x 9'7 (4.45m x 2.92m)

##### TIMBER SUMMERHOUSE

With power.

##### GARAGE CONVERSION/OFFICE

Fitted carpet. Windows to side and rear aspects.

We are delighted to offer this very well presented, semi-rural three double bedroom detached chalet style property with wrap around gardens and driveway. The property benefits from oil fired central heating and uPVC double glazing. The accommodation is arranged over two floors comprising of an entrance porch, hallway, cloakroom, generous sized lounge/diner with an open fireplace, a recently installed Wren kitchen with a range of wall and base units, utility room, shower room and conservatory leading to the side garden on the ground floor with three bedrooms, (en-suite shower room to bedroom two) and a stunning family bathroom that features a freestanding bath, twin basin vanity unit and a walk in shower.

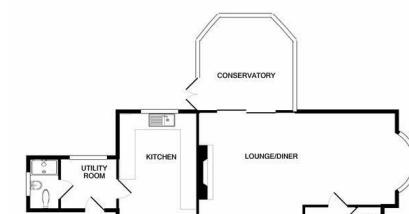
Outside, the property offers wonderful far reaching field views and is accessed via double 5 bar wooden gates and a gravel driveway providing enough space for multiple vehicles. Contained within the garden is a large timber summer house with power and a newly constructed decking area that creates a fabulous seating and outdoor dining spot. There are various shrubs and trees to the front and sides. The majority of the garden is laid to lawn. There is also a wooden shed and outside tap.

A large workshop measuring 19' x 8'6 is situated to the side of the property, offering power and double doors for easy storage.

The garage conversion has enabled the creation of an office to the rear section and has also retained storage space towards the front.

Total plot of 1/3 acre (STMS)

Contact us to arrange an early viewing of this charming home.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no dimensions should be relied upon as factually accurate. This plan is for illustrative purposes only and should be used on such basis. No liability can be accepted for any inaccuracies.

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