



Bridge Road, Sutton Bridge Spalding PE12 9SG

welcome to

Bridge Road, Sutton Bridge Spalding

An attractive three bedroom semi-detached home situated in the pretty market town of Long Sutton. Conveniently located close to a range of local amenities, the town's popular Friday market, and regular bus services providing easy access to King's Lynn and Spalding.



Lounge

14' 3" x 11' 7" (4.34m x 3.53m)
having attractive fireplace.

Kitchen

15' x 11' (4.57m x 3.35m)
having range of units at wall and base level with
larger unit. Island/breakfast bar. Eye level oven, space
for fridge/freezer, washing machine and tumble
drier.

Sun Room

12' 8" x 11' 1" (3.86m x 3.38m)
being of brick and double glazed windows , with a
solid roof and sky light and doors leading to the rear
garden.

Cloakroom

having low level WC and wash hand basin.

Landing

having airing cupboard and loft hatch.

Bedroom 1

13' 4" x 8' 4" (4.06m x 2.54m)
having built-in wardrobe with over head storage.

Bedroom 2

12' x 7' 5" (3.66m x 2.26m)

Bedroom 3

8' 11" x 7' 3" (2.72m x 2.21m)

Bathroom

having corner bath with electric shower over, low
level WC and vanity unit.

Garage

having power and light. Unable to measure.

Outside

the property sits back behind a gravel driveway
offering off road parking. The rear garden is enclosed,
laid to grass and a patio area.

Agents Note

By law, Move Plus are required to conduct anti-

money laundering checks on all potential buyers and
sellers, and we take this responsibility very seriously.
In line with HMRC guidelines, our trusted partner,
Coadjute, will securely manage these checks on our
behalf. Once an offer is accepted (subject to
contract), Coadjute will send a secure link for you to
complete the biometric checks electronically. A non-
refundable fee of £45+ VAT per person will apply for
these checks, and Coadjute will handle the payment
for this service. These anti-money laundering checks
must be completed before we can send the
memorandum of sale to the solicitors to confirm the
sale. Additional charges (if applicable): • £25 + VAT
per giftor



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welcome to

Bridge Road, Sutton Bridge Spalding

- WELL PRESENTED SEMI DETACHED HOUSE
- MODERN KITCHEN IDEAL FOR ENTERTAINING
- THREE BEDROOMS
- SUN ROOM WITH SOLID ROOF OVER LOOKING THE GARDEN
- OFF ROAD PARKING AND CAR PORT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107778 - 0002

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