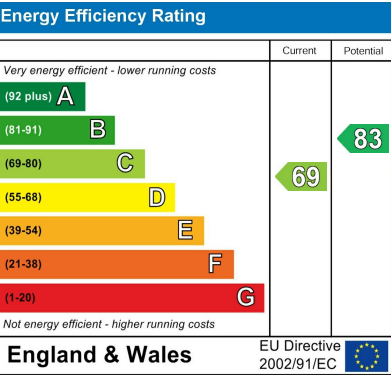


DIRECTIONS

SATNAV: PE12 9RG



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.

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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.

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6 Nightingale Way Sutton Bridge Spalding PE12 9RG

THREE BEDROOM DETACHED BUNGALOW WITH OFF ROAD PARKING

Spalding

£298,000 Freehold

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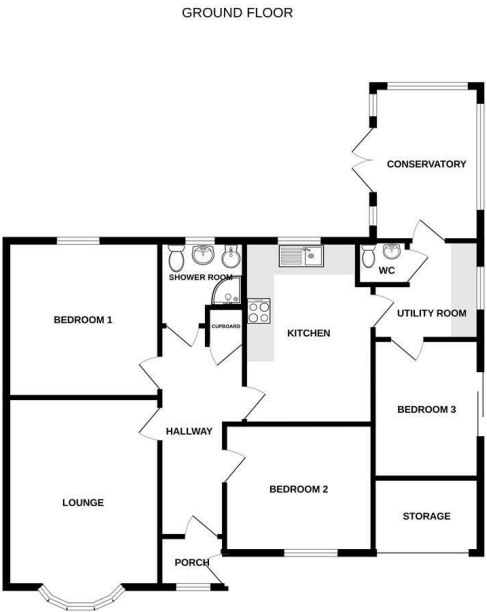




SUTTON BRIDGE Sutton Bridge offers a range of local amenities, including convenience shops, supermarkets, schools and childcare facilities, with further shopping and services available in nearby Spalding and Wisbech. The area benefits from good road links via the A17, with regular bus services providing connections to surrounding towns. With its peaceful village setting, friendly community and convenient transport links, Sutton Bridge is an attractive location for families and commuters alike.	
ENTRANCE PORCH	5'1" (1.55m)
ENTRANCE HALL Loft access and built-in airing cupboard with hot water tank	
LOUNGE Fitted carpet, window to the front aspect and feature fireplace with inset gas fire	16'1" x 11'10" (4.90m x 3.61m)
KITCHEN Range of wall and base and drawer units with work surface over. Double bowl sink. Integrated electric oven, four ring induction hob and stainless steel extractor, space for fridge. Vinyl flooring and a window to the rear aspect.	14'1" x 9'11" (4.29m x 3.02m)
UTILITY ROOM Fitted base units with work surface over, space for washing machine and tumble dryer. Vinyl flooring, window to side aspect. Door to bedroom 3 and door to conservatory.	7'7" x 5'4" (2.31m x 1.63m)
CONSERVATORY with French doors to the garden, vinyl flooring and windows to both side and rear aspects.	11'11" x 8'1" (3.63m x 2.46m)
W C Comprising of a two piece suite including a W.C and pedestal sink. Window to the rear aspect. Vinyl flooring.	4'4" x 3'11" (1.32m x 1.19m)
BEDROOM ONE Built-in double and single wardrobes, fitted carpet and a window to the rear aspect.	12'1" x 11'9" (3.68m x 3.58m)
BEDROOM TWO Built-in double wardrobe, fitted carpet and a window to the front aspect.	11'5" x 9'11" (3.48m x 3.02m)
BEDROOM THREE Wall mounted gas boiler, controls and battery for solar panels, UPVC sliding door to side aspect, vinyl flooring and a door into utility.	10'8" x 8'3" (3.25m x 2.51m)
SHOWER ROOM Three piece suite comprising of W.C, inset sink and shower cubicle with thermostatic shower. Vinyl flooring, extractor fan and shaving point. Window to the rear aspect.	6'6" x 6'6" (1.98m x 1.98m)
STORAGE Up and over door to front. Part of the original garage has been converted in to what is now bedroom three.	
SOLAR PANELS 14 solar panels are owned out right and come with battery pack for storage	
REAR GARDEN Timber fencing enclosing the rear garden, landscaped and well maintained, central lawn with shrub and flower borders to the rear and side. Block paved undercover seating area with pergola, as well as a timber garden shed with power and lighting.	
FRONT OF PROPERTY Front of the property there is a resin driveway providing off road parking, a small lawn to the left hand side and a side gate leading to the rear.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	



Nestled in the charming area of Nightingale Way, Sutton Bridge, this delightful detached bungalow offers a perfect blend of modern living and comfort. Built in 2020, the property has been meticulously maintained and is ready for you to move in and make it your own. As you enter, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The bungalow boasts three well-proportioned bedrooms, with the third bedroom featuring sliding doors that lead directly into the beautifully landscaped rear garden. This outdoor space is a true gem, complete with a pergola over a block-paved area, surrounded by vibrant flower and shrub borders, and a handy timber shed for additional storage. The property also includes a conservatory, which offers a lovely spot to enjoy the garden views throughout the year. The modern bathroom is designed for convenience, catering to the needs of a busy household. For those who value sustainability, this bungalow is equipped with fourteen solar panels that are owned outright, accompanied by a battery pack for energy storage, ensuring lower energy bills and a reduced carbon footprint. The resin driveway at the front provides ample parking space, adding to the property's appeal. This bungalow is not just a home; it is a lifestyle choice, offering comfort, style, and practicality in a serene setting. With its modern features and well-kept garden, it is an excellent opportunity for families, retirees, or anyone seeking a peaceful retreat in Sutton Bridge. Do not miss the chance to view this exceptional property.



We warrant every attempt has been made to ensure the accuracy of the description contained herein, measurements, of plans, sections, notes and any other matter are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any planning purposes. The various diagrams and descriptions show layout and are not intended as a guarantee. Made with MetreX (2020) 10/1/2020



