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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



'Aingarth', 37 New Road, Sutton Bridge PE12 9RQ

GUIDE PRICE - £295,000 Freehold

- Elegant Detached Property
- Non-Estate Location
- Generous Sized Gardens
- Three Bedrooms
- Potential for Site Redevelopment

Elegant detached property dating to the 1950's in sought after, non estate location with generous sized gardens, garage and off road parking. UPVC windows, gas central heating. Two reception rooms, cloakroom, utility room, modern fitted breakfast/kitchen, three bedrooms, bathroom. No onward chain. Potential for site redevelopment or extension subject to Planning Consent.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Accommodation as follows :

Usual access is gained via the part glazed UPVC rear entrance door opening into :

MODERN FITTED BREAKFAST/KITCHEN

13' 8" x 9' 11" (4.17m x 3.03m) Extensive range of newly fitted base cupboards and drawers beneath the wood grain effect roll edge worktops with inset one and a quarter bowl single drainer sink unit with mono block mixer tap, Beko electric oven and four ring ceramic hob with multispeed cooker hood above, metro style intermediate wall tiling, matching eye level wall cupboards, wood grain effect laminate flooring, UPVC window, fluorescent strip light, radiator, door to :

UTILITY ROOM

10' 5" x 8' 11" (3.20m x 2.74m) Laminate flooring matching that in the kitchen. Dual aspect with UPVC windows to the side and rear elevations, wall mounted Worcester gas fired central heating boiler, plumbing and space for washing machine, further appliance space, fluorescent strip light, coved cornice, roll edged worktop with fitted base cupboards beneath, inset single drainer stainless steel sink unit with mono block mixer tap, radiator. Door leading to the inner hallway. Also from the breakfast/kitchen, a multi pane obscure glazed panel door leads into :



SITTING ROOM

14' 2" x 15' 3" (4.33m x 4.65 max) Dual aspect with window to the front and curved bay window to the side elevations, electric fire set within traditional surround, TV aerial lead, coved cornice, ceiling light, radiator, door leading into:

INNER RECEPTION HALL

With staircase off, radiator, large under stairs store cupboard, obscure glazed panel door to:

FRONT ENTRANCE PORCH

8' 5" x 3' 7" (2.59m x 1.10m) With sliding external entrance door.



DINING ROOM

13' 6" x 12' 1" (4.14m x 3.70 max) Fitted carpet, curved UPVC bay window to the front elevation, four bar gas fire, double radiator, coved cornice, ceiling light.

CLOAKROOM

Two piece suite comprising low level WC and bracket hand basin with hot and cold taps and tiled splash back, obscure glazed UPVC window, ceiling light.

From the inner reception hall, the return carpeted staircase rises via a tall obscure glazed UPVC window to the:

FIRST FLOOR LANDING

Fitted carpet, UPVC window to the side elevation, access to loft space and doors arranged off to:



BEDROOM 1

14' 2" x 11' 3" (4.33m x 3.45 max) Dual aspect with UPVC windows to the front and side elevations, TV point, coved cornice, ceiling light, radiator, small shelved store cupboard.

BEDROOM 2

13' 6" x 12' 1" (4.13m x 3.69m) Curved UPVC bay window to the front elevation, fitted carpet, coved cornice, ceiling light, radiator.

BEDROOM 3

9' 9" x 8' 3" (2.99m x 2.52m) UPVC window to the side elevation, fitted carpet, recessed store/wardrobe with shelving and coat hooks, built in airing cupboard housing the hot water cylinder with electric immersion heater, radiator.



MODERN BATHROOM

7' 8" x 6' 3" (2.35m x 1.91m) Fitted four piece suite comprising panel bath, mixer tap, hand held shower attachment plus fitted Mira electric shower over with tiled surround and glazed screen, pedestal wash hand basin with mono block mixer tap, low level WC with push button flush, partial wall tiling, laminate flooring, radiator, extractor fan, ceiling light, obscure glazed UPVC window, slim fitted store cupboard.

EXTERIOR

The property occupies a generous sized plot on the corner of New Road and Wrights Close. There are extensive lawned gardens predominantly to the front and side with established hedgerows to boundaries. Driveway to provide ample parking accessed to the rear from Wrights Lane leading to the:

DETACHED BRICK GARAGE

16' 11" x 13' 0" (5.18m x 3.98m) Up and over door, personnel door.



AGENTS NOTE

Although this is not something the current owners have decided to explore, the agents consider the property could be suitable for re-development subject to Planning Consent either with the potential for an additional plot or significant extension to the existing property.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach. Proceed to the A17 and continue east bound for 10 miles to Sutton Bridge. Rather than crossing the bridge, turn left back into Bridge Road, continue along this road into the center of the village turning right opposite the hardware store into New Road. The property is situated on the right hand side on the corner of Wrights Lane.

AMENITIES

The village golf course is further along New Road. Sutton Bridge has a variety of facilities including primary school, Co-operative supermarket, various independent stores etc. Holbeach is 9 miles distant, King's Lynn 10 miles and Spalding 18 miles from the property. Wisbech and Peterborough are also easily accessible by road.

TENURE: Freehold

SERVICES: All Mains

COUNCIL TAX BAND C

LOCAL AUTHORITIES: South Holland District Council 01775 761161 - Anglian Water Services Ltd. 0800 919155 - Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: 15768

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Energy