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## 11 Allenbys Chase, Sutton Bridge PE12 9SY

**£184,995 Freehold**

- Ideal Family Home
- Good Sized Garden
- 3 Bedrooms
- No Chain
- Garage, Off-Road Parking

Deceptively spacious 3 bedroom semi-detached property situated in popular village location. Accommodation comprising entrance hallway, lounge, kitchen diner, utility room, cloakroom and family bathroom to the ground floor; 3 good sized bedrooms to the first floor. Mature gardens to the front and rear, garage and off-road parking. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Obscure UPVC double glazed door to the side elevation leading into:

#### **UTILITY ROOM**

5' 11" x 7' 10" (1.81m x 2.41m) Coved and textured ceiling, centre light point, double radiator, plumbing for washing machine, door into:

#### **CLOAKROOM**

3' 5" x 5' 10" (1.05m x 1.80m) Aluminium double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, low level WC.

From the Utility Room a glazed door leads into:

#### **KITCHEN DINER**

12' 1" x 20' 9" (3.70m x 6.33m) Obscure wooden glazed door leading into Entrance Hallway, coved and textured ceiling, centre light point, double radiator, storage cupboard housing hot water cylinder with slatted shelving. Square Arch into Kitchen which is fitted with a wide range of base and eye level units with work surfaces over, inset one and a half bowl stainless steel sink with mixer tap, tiled splashbacks, integrated





dishwasher, integrated gas hob, canopy extractor hood over, integrated Hot Point fan assisted electric oven, integrated Zanussi microwave, UPVC double glazed window to the side elevation.

#### **ENTRANCE HALLWAY**

3' 5" x 7' 9" (1.05m x 2.37m) Obscure UPVC double glazed door to the side elevation, textured ceiling, centre light point, BT point, central heating controls, shelving, staircase rising to first floor, door to:

#### **FAMILY BATHROOM**

5' 0" x 7' 6" (1.53m x 2.30m) Aluminium obscure double glazed window to the side and rear elevations, coved and textured ceiling, centre light point, fully tiled walls, tiled floor, radiator, medicine cabinet, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with telephone shower mixer tap and further shower attachment tap.

From the Entrance Hallway a door leads into:

#### **LOUNGE**

11' 1" x 16' 9" (3.39m x 5.13m) 2 aluminium double glazed windows to the front elevation, coved ceiling, centre light points, 3 double wall lights, 2 radiators, TV point, feature fireplace with fitted electric log effect fire, storage cupboard housing Vaillant gas boiler and electric consumer unit board.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

6' 0" x 12' 9" (1.84m x 3.89m) Aluminium double glazed window to the side elevation, textured ceiling, centre light point, access to loft space, smoke alarm, radiator, door to:

#### **MASTER BEDROOM**

9' 9" x 13' 11" (2.99m x 4.25m) 2 aluminium double glazed windows to the front elevation, textured ceiling, centre light point, 2 radiators, telephone point.

#### **BEDROOM 2**

9' 11" x 11' 10" (3.04m x 3.63m) Aluminium double glazed window to the rear elevation, centre light point, radiator.

#### **BEDROOM 3**

7' 0" x 8' 9" (2.14m x 2.69m) Aluminium double glazed window to the side elevation, centre light point, BT point, radiator.

#### **EXTERIOR**

Brick wall to the front boundary, the front garden is laid to lawn with a wide range of mature shrubs and trees. To the side there is a concrete driveway leading to Garage. Wrought iron arched gated access leading round to the side of the property with paved pathways, further wrought iron gate leading into rear garden.

#### **GARAGE**

14' 3" x 19' 8" (4.35m x 6.0m) Electric up and over door, side access door, strip light, power points, work bench to the rear.

#### **REAR GARDEN**

Patio area, lawned area, pond and shrubs. Wooden garden shed. Glasshouse. Summerhouse.

#### **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 follow this road down and take a right hand turning into Allenbys Chase where the property is situated on the left hand side.



GROUND FLOOR  
563 sq. ft. (52.3 sq.m.) approx.



1ST FLOOR  
384 sq. ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq. ft. (87.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, ceilings, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### TENURE

Freehold

### SERVICES

All Mains

### COUNCIL TAX BAND

Band A

### 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: S11265

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.

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