



## Stanley Drive, Sutton Bridge £169,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**A semi-detached bungalow situated in the village of Sutton Bridge, which benefits from gas fired central heating, PVCu double glazing and good off-road parking. In brief accommodation comprises: Entrance hall, lounge, kitchen, sunroom, two bedrooms and fitted shower room. Outside: off road parking, generous size enclosed rear garden. Call us ANYTIME - 01406 424441.**

### Accommodation Comprises:

PVCu double glazed entrance door to:

Hallway  
Radiator, vinyl floor covering, central heating thermostat, coving to textured ceiling, access to insulated loft space, storage cupboard with shelving, door to:

Kitchen 3.06m (10') x 2.10m (6'11")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap, tiled surround, wall mounted gas combination boiler serving heating system and hot water, plumbing for automatic washing machine, space for fridge/freezer, fitted cooker with electric fan assisted double oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to front, vinyl flooring covering, coving to textured ceiling.

Lounge 4.03m (13'3") x 3.06m (10')

Radiator, laminate flooring, telephone point, TV point, two wall lights, coving to textured ceiling with skylight.

Sunroom 2.88m (9'5") x 2.70m (8'10")

PVCu double glazed window to side, radiator, vinyl floor covering, PVCu double glazed French doors to garden.

### Shower Room

Fitted with three-piece suite comprising tiled double shower cubicle with fitted electric shower and shower curtain, pedestal wash hand basin, part ceramic tiled walls, close coupled WC, extractor fan, PVCu double glazed window to side, radiator, vinyl floor covering, coving to textured ceiling.

Main Bedroom 3.64m (11'11") x 2.72m (8'11")

PVCu double glazed window to side, radiator, coving to textured ceiling.

Bedroom 2 3.02m (9'11") x 2.72m (8'11")

PVCu double glazed window to side, radiator, vinyl floor covering, TV point, coving to textured ceiling, storage cupboard with hanging space with shelving, PVCu double glazed entrance door to garden.

#### Outside

The front of the property is open plan with private parking for one car, footpath leading to the front entrance, path leading to the rear garden which is mainly laid to lawn with flower and shrubs, greenhouse, two garden stores, outside water tap and lighting.

#### Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right onto the A17 signposted Kings Lynn. Go over three roundabouts then turn left onto Railway Road, take your first left onto Falklands Road, then first right into Stanley Drive then first right into the cul-de-sac. At the end of the road the property will be directly in front of you. For the purpose of satellite navigation, the property postcode is: PE12 9XD.

#### Council Tax

Band A - £1,435.41 from April 2024 to March 2025, South Holland District Council.

#### EPC - D

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

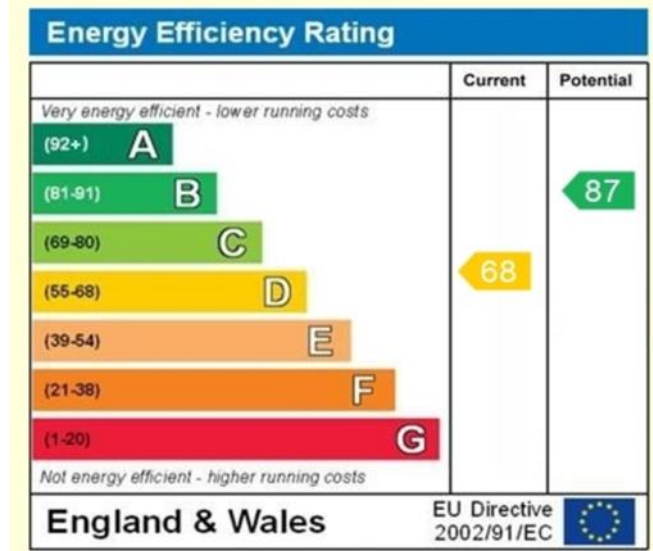
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available through separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

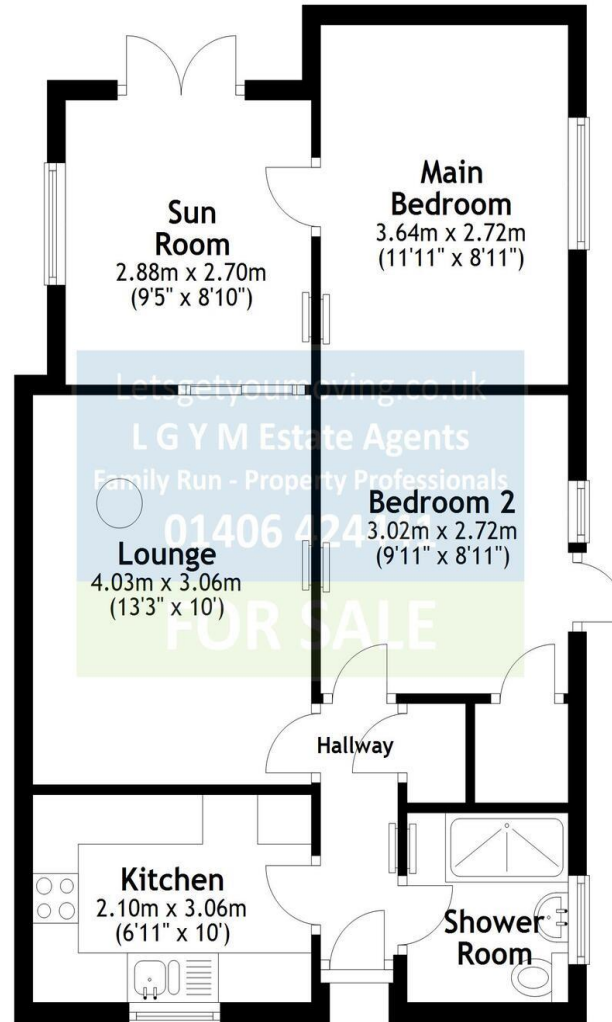
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## Ground Floor

Approx. 54.4 sq. metres (585.5 sq. feet)



Total area: approx. 54.4 sq. metres (585.5 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.