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# Longstaff<sup>COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**1a Wharf Street, Sutton Bridge PE12 9UF**

**£155,000 Freehold**

- Substantial End Terraced Property
- 3 Bedrooms, 2 Receptions Rooms
- Enclosed Rear Garden
- No Chain
- Viewing Recommended

Spacious older style end terraced property with gas central heating. Spacious accommodation with high ceilings, entrance porch, reception hall, lounge, dining room and kitchen to the ground floor; 3 bedrooms and bathroom to the first floor.

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#### **ACCOMMODATION**

Front entrance door with glazed fan light to:

#### **ENTRANCE PORCH**

5' 6" x 5' 2" (1.69m x 1.58m) Range of coat hooks, cupboard housing consumer unit and meters, part glazed door to:

#### **RECEPTION HALL**

13' 9" x 6' 3" (4.20m x 1.92m) maximum Radiator, ceiling light, staircase off, multi pane obscure glazed door to:

#### **SITTING ROOM**

12' 8" x 17' 3" (3.87m x 5.28m) maximum plus large walk-in bay window to the front elevation, vertical blinds as fitted. Double and single radiators, decorative ceiling rose with pendant light fitting, 2 wall lights.

#### **DINING ROOM**

11' 11" x 15' 5" (3.65m x 4.71m) maximum Double radiator, ceiling lights, aluminium framed patio doors to the rear elevation.





#### **L SHAPED KITCHEN**

12' 5" x 6' 3" (3.81m x 1.91m) plus 5' 6" x 5' 6" (1.69m x 1.69m), roll edged worktops, single drainer stainless steel sink unit, fitted base cupboards, tiled splashback, eye level wall cupboards, plumbing and space for washing machine, further appliance space, windows to the side and rear elevations, radiator, 2 ceiling lights, wall mounted Worcester gas fired central heating boiler, half glazed UPVC external entrance door.

From the Reception Hall the carpeted return staircase leads via a Half Landing with window to the rear elevation to:

#### **FIRST FLOOR LANDING**

Access to loft space, doors arranged off to:

#### **BEDROOM 1**

13' 6" x 13' 6" (4.13m x 4.13m) maximum Sash window to the front elevation, double radiator, ceiling light.

#### **BEDROOM 2**

11' 10" x 9' 7" (3.62m x 2.94m) Window to the rear elevation, ceiling light, radiator.

#### **BEDROOM 3**

12' 11" x 8' 6" (3.96m x 2.61m) Sash window to the front elevation, ceiling light, radiator.

#### **BATHROOM**

7' 10" x 5' 6" (2.41m x 1.70m) Panelled bath with tiled splashback, pedestal wash hand basin, low level WC, obscure glazed window, radiator, ceiling light.

#### **EXTERIOR**

The property fronts on to the pavement with on street parking (first come first served).

#### **ENCLOSED REAR GARDEN**

Part walled and part fenced with a small lawned area, split level patio, timber gazebo/decking area and small metal store shed. There is a hand gate in the rear fence allowing access into the rear garden without going through the house.

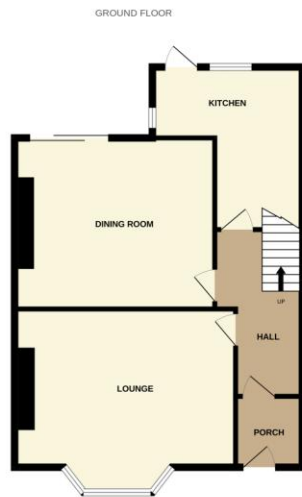
#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 continuing to Holbeach, then following the signs to the A17, continuing east bound towards Kings Lynn. Proceed to Sutton Bridge, up to the roundabout, turning left and staying on the west side of the bridge, then immediately right and first left into Wharf Street where upon the property is situated on the left hand side.

#### **AMENITIES**

Sutton Bridge has a primary school, range of shops, pubs and various other facilities. Kings Lynn, Peterborough, Holbeach and Spalding are all easily accessible by road.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 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		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND** B

#### LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

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**Ref: S11910**

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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