

EST 1770



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**Glenroyd, 24 New Road, Sutton Bridge PE12 9RA**

**£295,000 Freehold**

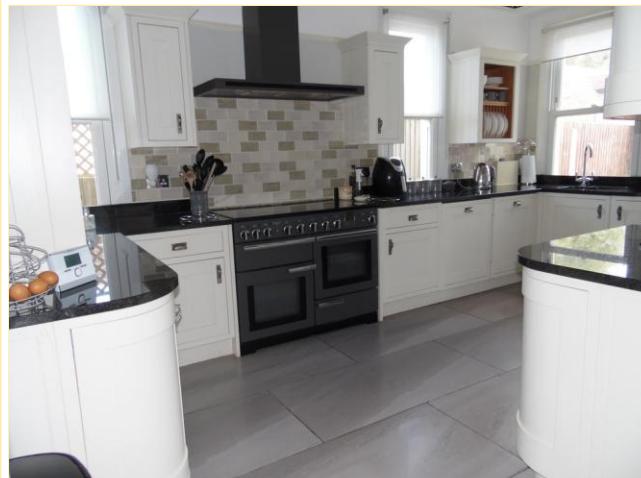
- Character Period House
- Overall Plot of approximately 0.5 of an acre (sts)
- Various Outbuildings
- Lounge and Separate Dining Room - Both with Log Burners

Character detached house in a popular area, overall plot approx. 0.5 acre (sts), 2 double bedrooms, lounge, dining room, updated kitchen, updated utility, downstairs cloakroom, modern upstairs bath/shower room, upvc double glazing, gas central heating, various outbuildings, off road parking & approx. 150ft long (sts) rear garden.

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This character period detached house is situated in a popular location. The property has been modernised throughout with accommodation offering reception hall with period style tiled floor, lounge and dining rooms both having log burners, updated kitchen with granite worktops and integrated fridge and dishwasher, updated utility room with integrated fridge and freezer, modern downstairs cloakroom, galleried landing, 2 double bedrooms, updated bath/shower room, upvc double glazing and gas central heating. Outside the exterior of the property has been painted with a protective coating. The driveway provides off road parking. The property sits on an overall plot of approx. 0.5 acre (sts) with feature 150ft long (sts) landscaped enclosed rear garden with paved patio feature across the rear of the property, established lawn main garden area having established borders, plus outbuildings including 2 wooden dad workshops, summer house, shed with attached wood store, potting shed, barbecue shelter & greenhouse. Internal viewing is essential to appreciate the presentation and all this property offers!

**ACCOMMODATION COMPRISSES:**

Composite double glazed front entrance door with matching upvc double glazed side windows and decorative house name top light into:

**ENTRANCE HALL:**

Stairs to first floor with storage cupboard beneath. Tiled floor. Period style radiator. Dado Rail. Picture Rail.

**DOWNSTAIRS CLOAKROOM:**

5'10 x 6'8 (1.79m x 2.04m)

Upvc double glazed window to the side. Fitted period style modern white suite comprising period style wc and hand basin. Tiled floor. Dado rail. Period style radiator.

**LOUNGE:**

13'11 x 11'11 (4.26m x 3.64m) max excluding bay

Dual aspect room with upvc double glazed bay window to the front and upvc double glazed window to the side. Recessed fireplace with hearth and inset log burner. Picture rail. 2 Radiators.

**DINING ROOM:**

15'10 x 11'11 (4.85m x 3.64m) max excluding bay

Dual aspect room with upvc double glazed bay window to the side and upvc double glazed window to the rear. Picture rail. Recessed fireplace with hearth and inset log burner. 2 Radiators. Open archway into:

**KITCHEN:**

15'10 x 9'5 (4.84m x 2.88m) max

Dual aspect room with 2 upvc double glazed windows to the side plus upvc double glazed window to the rear. Refitted range of cream shaker style base units with granite work tops over and matching wall units to include dresser style area. Integrated fridge and dishwasher. Space for range style cooker. Inset sink with mixer tap and drainer incorporated into the work top. Tiled splash backs. Tiled floor. Period style radiator. Picture rail. Door to:

**UTILITY ROOM:**

11'8 x 7'8 (3.56m x 2.35m)

Dual aspect room with upvc double glazed windows to the side and rear plus upvc double glazed door to the side. Fitted range of base units with work tops over and matching tall units. Inset sink and drainer with mixer tap. Integrated fridge and freezer. Space and plumbing for washing machine and tumble dryer. Tiled splash backs. Tiled floor.

**FIRST FLOOR LANDING:**

Upvc double glazed windows to both sides. Galleried banister rail. Dado rail. Period style radiator. Loft access.

**BEDROOM 1**

15'11 x 11'11 (4.86m x 3.63m) max

Dual aspect room with upvc double glazed windows to the side and rear. Radiator. Decorative cast iron fireplace. Walk in wardrobe with hanging rails and shelving plus inset mirror to the side.





#### **BEDROOM 2**

13'11 x 11'11 (4.26m x 3.64m) max

Dual aspect room with upvc double glazed windows to the front and side. Radiator. Decorative cast iron fireplace. Built in mirrored wardrobes. Picture rail.

#### **BATH/SHOWER ROOM:**

15'10 max x 9'6 max (4.85m max x 3.64m max)

Dual aspect room with upvc double glazed windows to the side and rear. Refitted 4 piece white period suite comprising wc, hand basin, roll top daws feet bath with shower mixer tap plus tiled and glazed double shower cubide with mains shower unit. Wooden panels to lower walls. Radiator. Built in airing cupboard housing refitted gas fired combi boiler.

#### **OUTSIDE: OVERALL PLOT OF APPROX.**

0.5 ACRE (STMS)

#### **FRONT:**

Hedging to front perimeter and fencing to the side perimeters. Block paved pathway around the property leading to the side entrance gates giving access to the rear garden. Flower bed borders set with shrubs and plants. Gravel driveway providing off road parking.

#### **REAR: approx. 150ft/45m long (sts)**

Fencing and tree/shrub screening to perimeters. Hand gates on both sides giving access to the front. Paved patio area across the rear of the property with wooden pergola area. Outside tap. Outside light. Garden mainly laid to lawn with established flower bed borders and raised bank area at the bottom with inset trees plus block paved pathway leading to further paved patio area and resin bound stone chipped circular patio area.

#### **OUTBUILDINGS:**

##### **DETACHED WORKSHOP:**

15'5 x 8'2 (4.70m x 2.50m)

Wooden clad exterior with tiled roof. Power and lighting. Upvc double glazed doors to the rear. 2 Upvc double glazed windows to the side.

##### **ADDITIONAL TIMBER WORKSHOP/SHED:**

Wooden clad exterior. Double doors to the front. Personnel door to the side. 2 Windows to the side.

##### **TIMBER SUMMER HOUSE:**

Wooden clad exterior set to paved base (matching the patio). Upvc double glazed bi fold doors plus upvc double glazed windows to the sides.



**OPEN FRONTED BARBEQUE SHELTER:**

**WOODEN GARDEN SHED:**

With open fronted timber store attached to the side.

**POTTING SHED:**

With windows to the front.

**GREENHOUSE:**

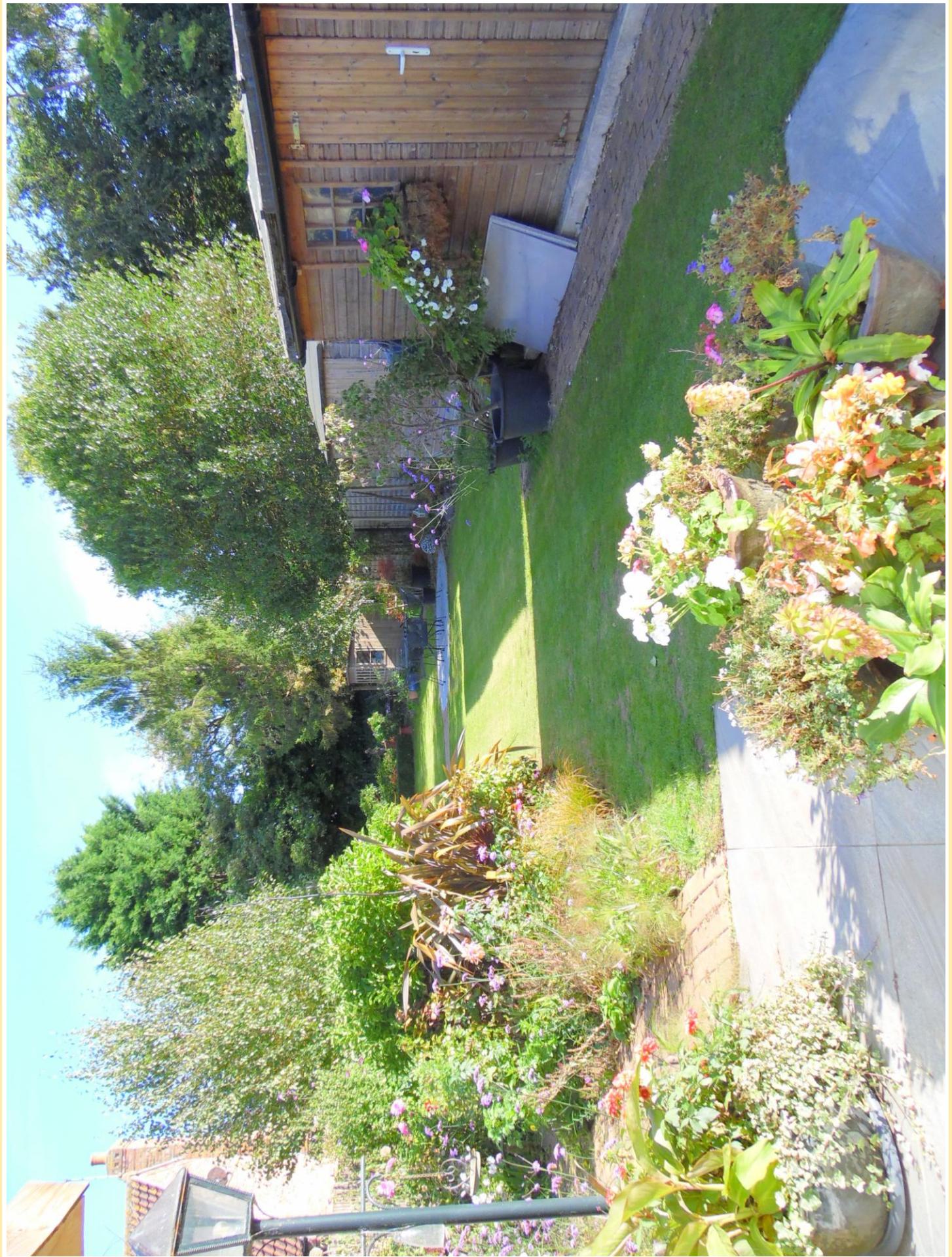
**SERVICES:**

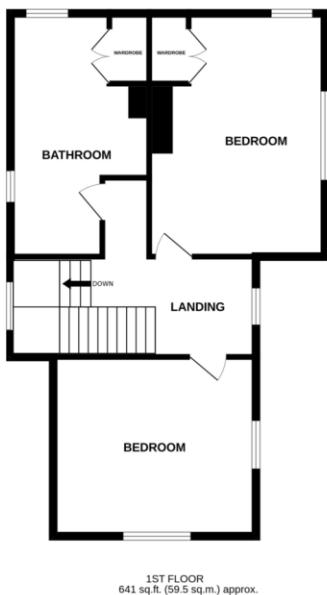
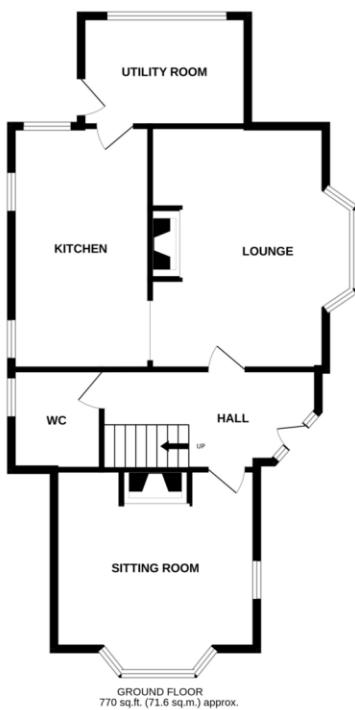
All mains services (water, drainage, gas & electricity).

**DIRECTIONS:**

From the A17 Bridge Road roundabout take the Bridge Road turning and follow the road turning right into New Road where the property can be located on your right hand side.







**TENURE** Freehold

**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**

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**Ref: 17661**

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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