

EST 1770



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## 44 Nene Meadows, Sutton Bridge PE12 9TY

**£170,000 Freehold**

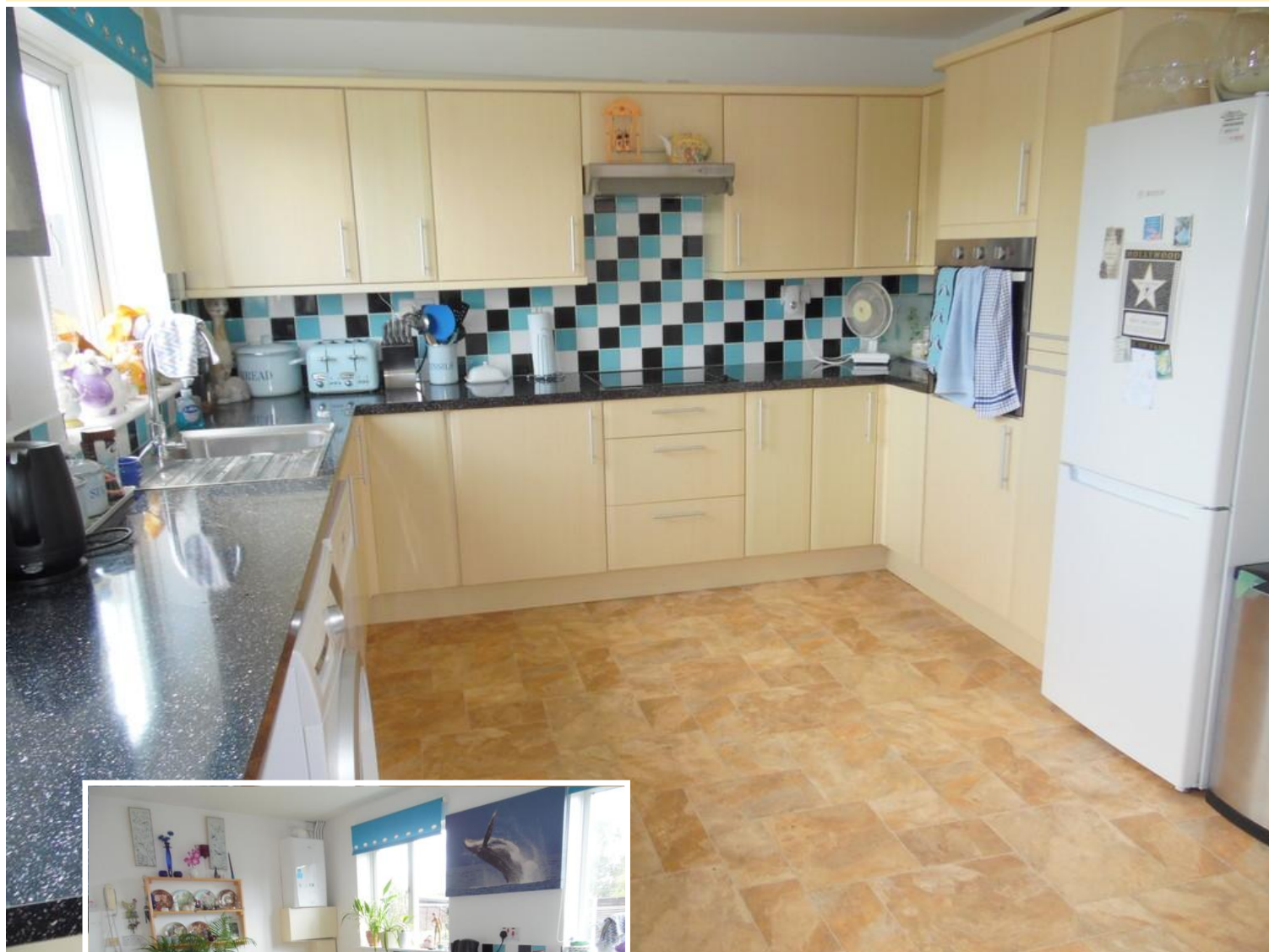
- Modern Semi-Detached House
- Two Double Bedrooms
- Modern Kitchen/Diner
- Enclosed Garden
- No Onward Chain

Modern semi detached house in a popular cul-de-sac location close to nearby amenities offering 2 double bedrooms, lounge, modern kitchen/diner, upstairs shower room, upvc double glazing, gas central heating – updated boiler, driveway giving off road parking, enclosed garden & no upward chain. Viewing recommended!

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**ACCOMMODATION COMPRISES:** Porch canopy over upvc double glazed front entrance door with matching side panel into:

**HALLWAY:** Stairs to the first floor. Radiator. Electric consumer unit.

**LOUNGE:** 14'3 x 11'7 (4.35m x 3.54m) max  
Upvc double glazed window to the front. Radiator. Modern electric fire.



#### **KITCHEN/DINER:**

15'0 x 11'0 (4.58m x 3.36m) Upvc double glazed windows to the rear plus upvc double glazed door to the side. Modern base units with work tops over, tall slide out unit and matching wall units. Inset stainless steel sink and drainer with mixer tap. Integrated eye level oven, hob and extractor. Space for washing machine, dishwasher and fridge/freezer. Tiled splash backs. Radiator. Wall mounted gas fired boiler. Built in under stairs storage cupboard.

#### **FIRST FLOOR LANDING:**

Upvc double glazed window to the side. Radiator. Built in airing cupboard. Loft access.

#### **BEDROOM 1**

12'1 x 15'0 max/11'8 min (3.70m x 4.57m max/3.56m min) 2 Upvc double glazed windows to the front. Radiator.

#### **BEDROOM 2**

11'1 x 8'6 (3.38m x 2.59m)

Upvc double glazed window to the rear. Radiator. Built in wardrobe.

#### **SHOWER ROOM:**

Upvc double glazed window to the rear. Fitted white suite comprising wc, hand basin plus shower cubicle. Heated towel rail.

#### **OUTSIDE:**

**FRONT & DRIVEWAY:** Lawned garden area with established borders. Paved step to front entrance. Gravel driveway giving off road parking. Fencing and tall hand gate giving access to the side/rear.

**SIDE & REAR:** Endosed by wooden fencing with tall hand gate to the front. Paved patio area to the side of the property with wooden garden shed having power connected. Outside power points. Opening to main rear garden which is laid to lawn with established shrubs to flower beds. Outside tap.

**DIRECTIONS:** From the Sutton Bridge A17 Bridge roundabout take the Bridge Road Sutton Bridge B1359 turning and take the first right into High Street. Follow the road round and take the left hand turning into Wharf Street. Take the right hand turning into Nene Meadows where the property is on your right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All mains

**COUNCIL TAX BAND A**

#### 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: 17649

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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