


**Bridge Road,Sutton Bridge Spalding PE12 9SH**

william h brown

***welcome to***

## Bridge Road,Sutton Bridge Spalding

Detached five bedroom family home having flexible accommodation and former cafe area including cafe, kitchen, utility room, shower room and cloakroom. The main house has a good size lounge/diner. Bedroom 1 having en-suite and a family bathroom with both a bath and separate shower.
Book Your Viewing













**Lounge/Diner**
13' 6" x 12' 6" ( 4.11m x 3.81m )
having attractive fireplace with inset gas fire. (untested).

**Kitchen**
16' 3" x 7' 9" ( 4.95m x 2.36m )
having range of units at wall and base level, worktops with inset sink, integrated oven. Space for dishwasher and tumble drier. Door to garden.

**Bedroom 1**
15' x 13' 1" ( 4.57m x 3.99m )
**En-Suite**
having shower cubicle, low level WC and wash hand basin.

**Bedroom 2**
14' 2" x 12' 8" ( 4.32m x 3.86m )
**Bedroom 3**
14' 5" x 9' 8" ( 4.39m x 2.95m )
**Bedroom 4**
13' 9" x 8' 7" ( 4.19m x 2.62m )
**Bedroom 5**
8' 6" x 13' 10" ( 2.59m x 4.22m )
**Bathroom**
having corner bath, shower cubicle, low level WC and wash hand basin.

**Former Cafe**
**Cafe Area**
29' x 13' 1" ( 8.84m x 3.99m )
having serving desk and door.

**Kitchen**
13' x 12' 11" ( 3.96m x 3.94m )
having units at base level and two stainless steel commercial sinks.

**Shower Room**
having shower cubicle and wash hand basin.

**Cloakroom**
having shower cubicle and wash hand basin.

**Outside**
the property has a gravel driveway offering off road parking. The rear enclosed garden is laid to lawn.

**Garage**
23' 4" x 9' 5" ( 7.11m x 2.87m )
having up and over door.

**Agents Note**
"We are advised that the Solar Panels at this property are Leased with approximately 8 years left, prospective buyers must satisfy themselves regarding this, further details upon request"

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## Bridge Road, Sutton Bridge Spalding

- DETACHED FIVE BEDROOM HOUSE WITH FORMER CAFE AREA
- FLEXIBLE ACCOMMODATION
- THREE BATHROOMS
- CLOSE TO AMENITIES
-

Tenure: Freehold EPC Rating: D
Council Tax Band: D

# £240,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/LST107541

The Property Ombudsman

Property Ref:
LST107541 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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