



101 Bridge Road , Sutton Bridge
Offers Over £160,000

BELTON DUFFEY



101 BRIDGE ROAD SUTTON BRIDGE, LINCOLNSHIRE, PE12 9SD

A deceptively spacious 2 bedroom semi-detached period property with parking and gardens. NO CHAIN.

DESCRIPTION

A deceptively spacious 2 bedroom semi-detached period property with parking and gardens. NO CHAIN.

The cottage is installed with gas fired radiator central heating, double glazing and briefly comprises entrance lobby, sitting room, dining room, kitchen, playroom/study and wet room to the ground floor. On the first floor are 2 bedrooms and a bathroom.

Outside, the property has parking to the front and a rear garden.

SITUATION

Sutton Bridge is situated some 10 miles from King's Lynn (with direct trains to London) and is also within easy reach of Wisbech some 9 miles away, Spalding which is 16 miles away and Boston. Sutton Bridge is a small town with established golf and bowls clubs, church playing fields, playgroup, infants and junior schools, new health centre, pharmacy, post office, three small supermarkets, two butchers, hairdressers and antiques shops, etc. Children over 11 have access to a bus service to senior schools at Long Sutton or Holbeach, or grammar/high schools in Spalding. Long Sutton is close by and well-known for its local market on Friday each week. The area is well known locally for its prime agricultural land typical of this part of the Fenland together with its many imposing buildings.

ENTRANCE HALL

1.02m x 1.47m (3' 4" x 4' 10") Electric trip switches, tiled floor, UPVC door to outside, door into

SITTING ROOM

5.02m x 3.66m (16' 6" x 12') Pine floor, radiator, window to front aspect.

DINING ROOM

4.17m x 3.34m (13' 8" x 10' 11") French doors leading to rear garden, radiator, marble fireplace with marble hearth and mantel, understairs storage cupboard, radiator, staircase for first floor landing, door into

KITCHEN

4.75m x 2.23m (15' 7" x 7' 4") Worktop with 4 ring hob, cupboards and drawers under, double oven, further worktop with 1 1/2 bowl sink unit with chrome mixer tap with cupboards and drawers under, window to side, Viessman gas fired central heating boiler, matching wall cupboards, tiled wall areas, door to

STUDY/PLAYROOM

2.80m x 2.27m (9' 2" x 7' 5") Window to side aspect, laminate flooring, door into

WET ROOM

2.45m x 0.94m (8' x 3' 1") Mains shower, tiled floor, low level WC, wash hand basin, radiator, extractor fan, ceiling light, frosted window to side aspect.

FIRST FLOOR LANDING

Radiator.



BEDROOM 1

4.02m x 3.34m (13' 2" x 10' 11") Radiator, period pine floor, window to rear aspect.

BEDROOM 2

3.04m x 2.64m (10' x 8' 8") Radiator, window to front aspect, period pine floor.

BATHROOM

3.64m x 1.87m (11' 11" x 6' 2" including door recess) 3 piece white suite comprising panelled bath, pedestal wash hand basin, low level WC, corner entry shower cubicle with mains shower, radiator, window to front aspect, loft access.

OUTSIDE

The property has a lawned front garden with pathway leading to the front entrance door and a shingled parking area to the front. The rear garden is laid to lawn with shingled area enclosed by fenced boundaries with patio area.

DIRECTIONS

From King's Lynn proceed on the A17 to Sutton Bridge. Cross over the river and take the second exit at the roundabout into the village go past the Church and the Furniture Store and the property can be found immediately after on the left hand side.

OTHER INFORMATION

South Holland District Council, Priory Road, Spalding, Lincs PE11 2EX. Council Tax band A.

Gas fired central heating.

EPC- D.

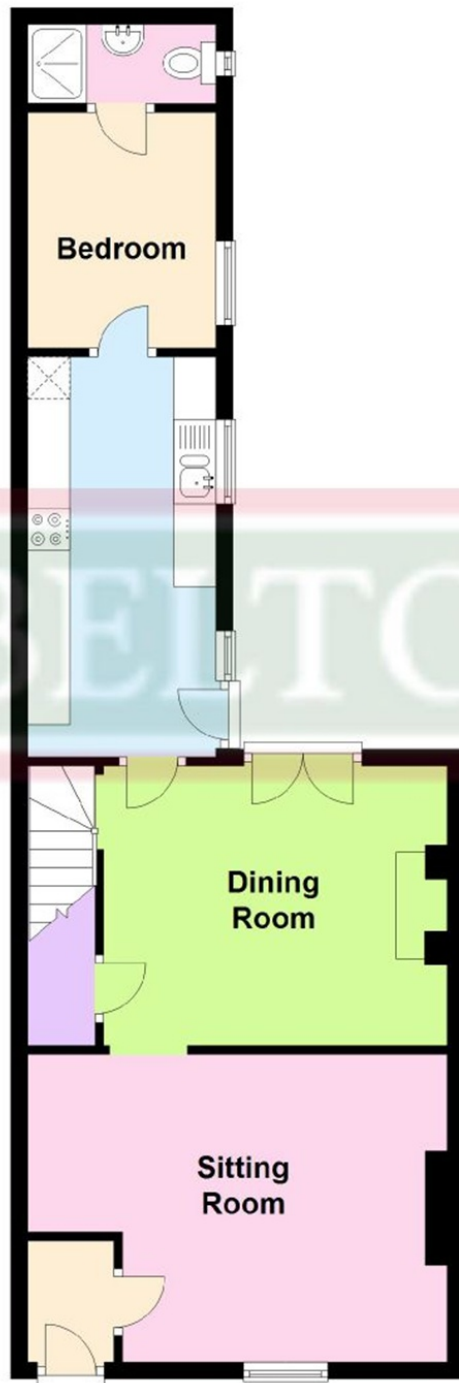
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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