

4 bed end of terrace house to buy in PE12

Bridge Road, Sutton Bridge, Spalding, Lincolnshire, PE12 9SF

£125,000 Starting Bid

x 4 x 1 x 2

Tenure

Freehold

Off Street parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- LOUNGE
- KITCHEN/DINER
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Intermittent

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

□□ FOR SALE VIA SECURE SALE ONLINE BIDDING

Being sold via Secure Sale online bidding. Terms and conditions apply

This spacious four-bedroom end-terrace home presents an excellent opportunity for first-time buyers, growing families and investors alike, offering generous accommodation, off-road parking and a substantial rear garden.

The ground floor provides practical and versatile living space, comprising a comfortable lounge, kitchen/diner, utility/cloakroom and separate shower room. Upstairs, there are four bedrooms and a family bathroom, providing plenty of room for family life or a potentially attractive investment opportunity.

Outside, the property benefits from off-road parking, while the generously sized rear garden offers excellent outdoor space for children, entertaining or simply relaxing.

□□ VIEWING RECOMMENDED – Call us anytime to arrange your viewing.

Entrance Hall

Coving to textured ceiling with smoke detector, stairs to first floor landing, door to:

Lounge 3.83m (12'7") x 3.70m (12'2")

PVCu double glazed window to front, multi fuel burner in chimney breast with wooden surround, tiled hearth, radiator, laminate flooring, TV point, open plan to under-stairs storage cupboard

Kitchen/Diner 4.68m (15'4") max x 3.58m (11'9") min

Butler style double sink with tiled splashbacks, space for fridge/freezer, electric point for cooker with extractor hood, two PVCu double glazed windows to rear, radiator, laminate flooring, open plan, door to:

Rear Lobby

PVCu double glazed window to rear, radiator, laminate flooring, door to:

Utility Room 4.53m (14'10") x 1.90m (6'3")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled surround, space for automatic washing machine and tumble dryer, PVCu double glazed window to side, storage cupboard, radiator, laminate flooring, boiler cupboard, housing wall mounted gas boiler serving heating and hot water,

Cloakroom

Fitted with two-piece suite wash hand basin, close coupled WC, extractor fan, radiator, laminate flooring.

Shower Room

With tiled shower enclosure with a fitted electric shower and folding glass door, extractor fan with fully ceramic tiled walls, radiator.

First Floor Landing

Radiator, smoke detector, recessed ceiling spotlights.

Bedroom 1 3.44m (11'3") x 2.65m (8'8")

PVCu double glazed window to front, radiator, storage cupboard with shelving, built-in wardrobes with hanging rail and shelving.

Bedroom 2 3.03m (9'11") x 2.40m (7'10")

PVCu double glazed window to rear, radiator.

Bedroom 3 3.87m (12'8") x 2.00m (6'7")

PVCu double glazed window to rear, radiator, TV point.

Bedroom 4 2.62m (8'7") x 1.85m (6'1")

PVCu double glazed window to side, radiator, TV point.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over and matching telephone style mixer tap, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, PVCu opaque double glazed window to rear, radiator, tiled flooring, coving to ceiling.

Outside

The front of the property is enclosed with railings and hand gate leading to the entrance door. The rear garden is fully enclosed with wood panel fencing, side double gates with paved area providing an enclosed parking area, carport, the garden is of low maintenance gravel with flower and shrub borders, summerhouse, patio area, outside lighting and outside water tap.

Directions

Coming into Sutton Bridge from Long Sutton the property can be found on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 9SF

Council Tax

Band A ~ £1,485,93 from April 2025 to March 2026, South Holland District Council.

EPC ~ D

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: End of terrace house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Intermittent

Entrance Hall

Coving to textured ceiling with smoke detector, stairs to first floor landing, door to:

Lounge

3.83m x 3.70m (12'6" x 12'1")

PVCu double glazed window to front, multi fuel burner in chimney breast with wooden surround, tiled hearth, radiator, laminate flooring, TV point, open plan to under-stairs storage cupboard

Kitchen/Diner

4.68m x 3.58m (15'4" x 11'8")

Butler style double sink with tiled splashbacks, space for fridge/freezer, electric point for cooker with extractor hood, two PVCu double glazed windows to rear, radiator, laminate flooring, open plan, door to:

Rear Lobby

PVCu double glazed window to rear, radiator, laminate flooring, door to:

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Shower Room

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Radiator, smoke detector, recessed ceiling spotlights.

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PVCu double glazed window to rear, radiator, TV point.

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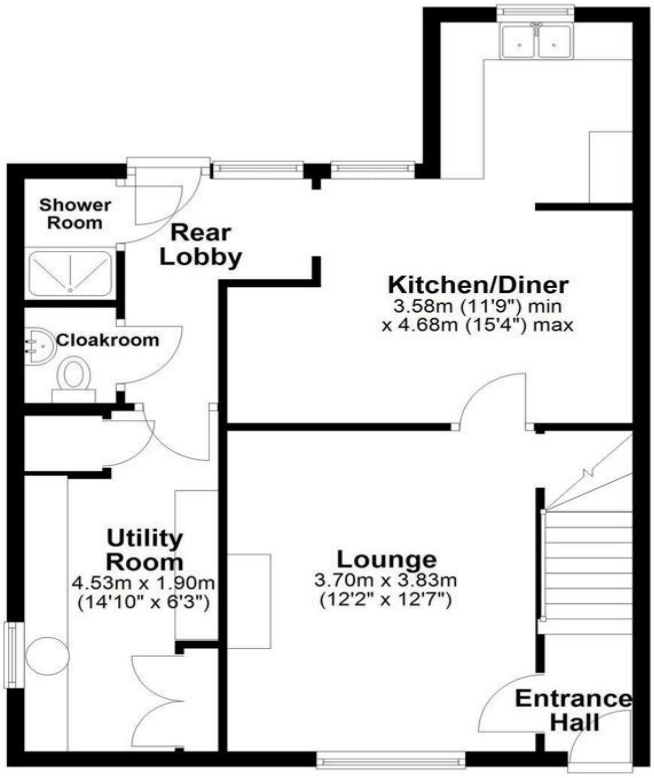
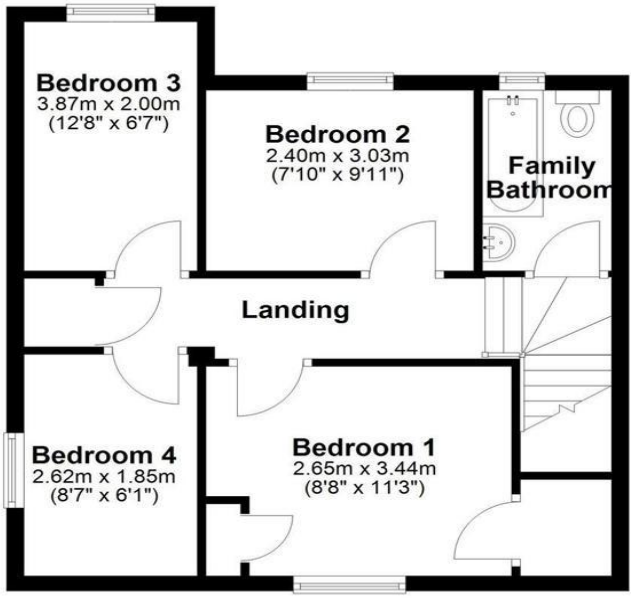
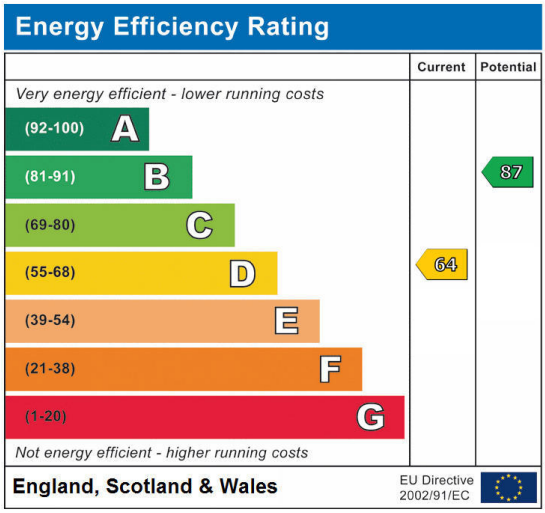
Ground Floor
Approx. 55.6 sq. metres (598.5 sq. feet)



First Floor
Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 100.4 sq. metres (1080.9 sq. feet)



Bridge Road, Sutton Bridge, Spalding, Lincolnshire, PE12 9SF

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

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