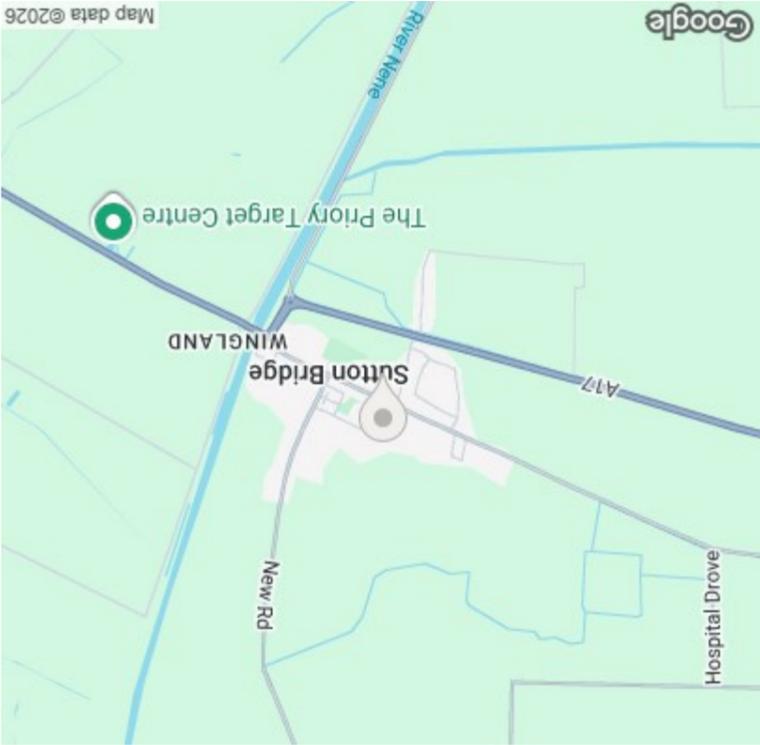


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

England & Wales	
Energy Efficiency Rating	Current Rating
Any energy efficient - lower running costs	A
127 kWh/m ²	B
152 kWh/m ²	C
155 kWh/m ²	D
178 kWh/m ²	E
192 kWh/m ²	F
215 kWh/m ²	G
255 kWh/m ²	H
300 kWh/m ²	I

89

Energy Efficiency Graph



Area Map



Floor Plan

Viewing
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.



Kenzie Drive

Sutton Bridge, Spalding, PE12 9SW

Guide Price £220,000 - Freehold , Tax Band - C



Kenzie Drive

Sutton Bridge, Spalding, PE12 9SW

Nestled in the charming village of Sutton Bridge, Spalding, Kenzie Drive presents an exceptional opportunity to acquire a beautifully maintained four/five-bedroom semi-detached family home. This property is situated within a private residential development, conveniently located just off the A17, a mere seven miles north of Wisbech.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The interior boasts fresh and neutral decor throughout, creating a warm and inviting atmosphere. The ground floor features a modern cloakroom with a two-piece suite, a versatile study/bedroom five, and a generously sized living room, complete with a log burner that serves as a focal point. The fully fitted kitchen is equipped with a range of base and eye-level units, an electric oven, hob, and extractor, alongside a separate utility room housing the wall-mounted gas boiler. Ascending the carpeted feature staircase, you will find a galleried landing leading to four well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room and two built-in wardrobes, providing ample storage. A family bathroom completes the upper level, ensuring convenience for all. Externally, the property offers a driveway to the side, providing ample parking space, along with a single garage. The rear garden is a true highlight, featuring a beautifully landscaped, low-maintenance design that includes a blend of patio areas, raised decking with balustrades, and an artificial lawn. Additionally, a bespoke outdoor bar area with power adds a unique touch, perfect for entertaining. This deceptively spacious family home is a must-see, and we highly recommend scheduling a viewing to fully appreciate all it has to offer.

AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Entrance Hall
2.76 x 3.83 (9'0" x 12'6")

Living Room
3.09 x 6.19 (10'1" x 20'3")

Study/Dining Room
2.80 x 2.69 (9'2" x 8'9")

WC
1.41 x 0.92 (4'7" x 3'0")

Kitchen
3.98 x 3.36 (13'0" x 11'0")

Utility Room
1.54 x 2.19 (5'0" x 7'2")

Landing
2.78 x 3.99 (9'1" x 13'1")

Master Bedroom
3.17 x 3.40 (10'4" x 11'1")

En-Suite To Master Bedroom
1.55 x 2.14 (5'1" x 7'0")



Bedroom Two
2.38 x 3.19 (7'9" x 10'5")

Bathroom
1.53 x 2.11 (5'0" x 6'11")

Bedroom Three
3.14 x 2.09 (10'3" x 6'10")

Bedroom Four
2.80 x 2.93 (9'2" x 9'7")

EPC - C
75/89

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible, Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Garage Bloc, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 2000Mbps
Mobile Coverage: O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

