

LONG SUTTON

Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

Conveniently located close to local amenities and bus routes.

To the rear, there is a good-sized garden mainly laid to lawn, enjoying sunlight for most of the day. A patio area provides space for outdoor seating, while a wooden shed and a metal workshop offer useful storage and workspace.

The upper levels offer two generous double bedrooms, a family bathroom, and a loft conversion which serves as a third bedroom.

utility room.

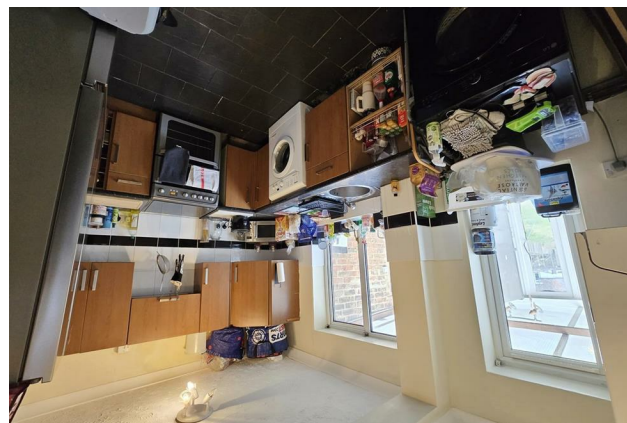
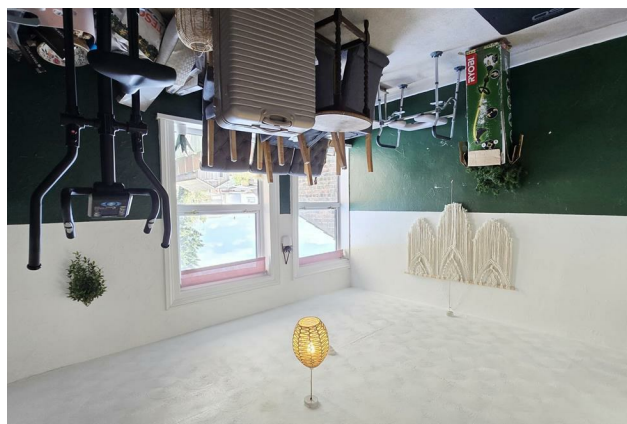
The property features a bright front living room with a bay window allowing plenty of natural light, a fitted kitchen, a spacious separate dining room, and a large

A well-presented late Victorian three-storey, three-bedroom mid-terraced home, offering a great balance of character and practical living space. Arranged over three floors, the accommodation is both flexible and well-proportioned. Ideal as a first-time purchase, family home, or investment opportunity.

17 Chestnut Terrace, Sutton Bridge, Lincolnshire, PE12 9SX



Offers in the region of £150,000 Freehold



Living Room

14'10" max (into bay) x 11'10" max (4.53m max (into bay) x 3.62m max)

Coved ceiling. Part-glazed double glazed UPVC front door. UPVC bay window to front. Wood laminate flooring. Feature fireplace with a wooden hearth and stone tray. Power points. Telephone point. TV aerial. Radiator, Under-stairs storage space.

Dining Room

9'0" x 11'9" (2.75m x 3.59m)

Textured and coved ceiling. Wood laminate flooring. Ceiling fan. Power points. Radiator. Smoke alarm. Stairs to the 1st floor.

Kitchen

11'6" x 8'8" (3.52m x 2.66m)

Textured and coved ceiling. 2x UPVC double glazed windows to the utility room. Part-glazed double glazed UPVC door to the side. Tiled floor. Range of matching wall and base units with worktops over. Tiled splashbacks, Stainless steel single bowl sink and drainer with a mixer tap over. Integrated "Hygena" dishwasher. Freestanding "Hotpoint" cooker with an extractor fan over. Space for a freestanding fridge/freezer. Wall-mounted "ATAG" gas combi boiler (installed about 3 years ago). Power points.

First Floor Landing

12'4" x 2'6" (3.76m x 0.78m)

Single power point. Smoke alarm. Stairs to the 2nd-floor bedroom.

Bedroom 1

12'1" x 12'0" max (3.69m x 3.68m max)

Textured ceiling. UPVC double glazed window to front. Power points. TV Aerial. Radiator. Under-stairs storage space.

Bedroom 2

11'2" x 9'6" (3.42m x 2.91m)

Textured ceiling. 2x UPVC double glazed windows to rear. Built-in storage cupboard/wardrobe. Power points. Radiator.

Bathroom

8'11" x 6'8" (2.72m x 2.05m)

Double glazed UPVC window to rear. Part-tiled walls. Low-level WC. Vanity hand basin with storage. 'P' shaped bath with mains-fed dual-head shower over. Radiator

Bedroom 3

18'4" max x 11'11" max (5.59m max x 3.65m max)

Textured slanting ceilings with 2x double glazed UPVC dormer windows to front and rear (double aspect). Built-in storage cupboard. Power points. Radiator. Smoke alarm.

Utility Room

10'0" x 9'10" min (3.05m x 3.02m min)

Part-brick part UPVC double glazed "lean-to" type utility room. Double glazed UPVC patio doors to the back garden. Space for a freestanding fridge and freezer, space and plumbing for a washing machine, space for tumble drier. Power points. Light.

Back Garden

Enclosed fenced back garden laid to grass with a stone patio area. Pedestrian gate and walkway to front. Outside tap. Outside light. Wooden storage shed and a workshop at the rear of the garden.

Workshop

8'11" x 11'10" (2.73m x 3.62m)

Workbench, power and light. Concrete floor.

Front garden

Fenced front garden laid to grass with a stone pathway to the front door and a pedestrian walkway to the back garden at the side of the property.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Council Tax

Council Tax Band A. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Certificate

EPC Band TBC. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal

EE - Good outdoor

O2 - Good outdoor

Three – Good outdoor

Vodafone - Good outdoor

Visit the Ofcom website for further information.

Broadband Coverage

Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.