



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 energy

To the rear, the property enjoys a fully enclosed garden, mainly laid to lawn with a patio area—perfect for outdoor dining or relaxing in a peaceful setting. Additional features include a storage shed and a glasshouse, ideal for storing gardening tools or for those with green fingers. All of this is set against a delightful countryside backdrop, while still being within easy reach of local shops and amenities.

To the front, a large tarmac driveway provides off-road parking for multiple vehicles, with further space available in the single garage, which features an electric door for secure and convenient access.

There is also the option to include some furniture, making this an ideal move-in ready home. Further details can be found in room details.

Accommodation includes a generous master bedroom, a second double bedroom with an attractive bay window, and a third single bedroom with a built-in wardrobe—each offering a peaceful retreat after a busy day. A shower room serves all bedrooms, and an additional cloakroom adds further convenience.

The property features a cosy living room with French doors that open out to the rear garden, perfectly framing the tranquil views. The fitted kitchen/breakfast room provides ample space for all appliances and casual dining.

Located on a sought-after estate within walking distance of village amenities, this well-presented 3-bedroom detached bungalow offers a comfortable and convenient lifestyle in a peaceful countryside setting.

41 Falklands Road, Sutton Bridge, Lincolnshire, PE12 9XF



Offers in the region of £240,000 Freehold

Front Porch

3'10" x 2'5" (1.19 x 0.75)
Part uPVC part double-glazed door to front. Wooden single-glazed door to hallway. Tiled floor.

Hallway

8'6" x 3'10" (2.60 x 1.17)
'L' shaped hallway. Coved and textured ceiling. Loft access. Access to airing cupboard housing hot water cylinder. Radiator.

Kitchen

11'6" x 10'4" (3.53 x 3.16)
Coved and textued ceiling. uPVC double-glazed window to front. Part uPVC part double-glazed door to side. Matching wall and base units. Tiled splash backs. Stainless steel sink and drainer with mixer tap over. 'Carrick' double-oven and gas hob with extractor over. 'Bosch' washing machine. Tall fridge freezer. Power points. Radiator.

Living Room

15'8" x 11'3" (4.80 x 3.44)
Coved and textured ceiling. Wall lights. uPVC double-glazed French door to patio with matching side panels. 'Baxi Bermuda GF Super' gas fire with back boiler. TV aerial socket. Power points. Radiator. (Please note that TV unit, sideboard and bookshelf can be included in the sale)

Cloakroom

7'4" x 3'1" (max) (2.25 x 0.94 (max))
Coved and textured ceiling. uPVC double-glazed privacy window to front. Pedestal hand basin. Low-level WC. Radiator. Tiled floor.

Bedroom 1

11'10" x 11'4" (3.63 x 3.46)
Coved and textured ceiling. uPVC double-glazed window to rear. Power points. TV aerial socket. Radiator. (Please note the double wardrobe can be included in the sale)

Bedroom 2

10'4" (min) x 8'10" (3.16 (min) x 2.71)
Coved and textued ceiling. uPVC bay window to front. Power points. Radiator. (Please note the wardrobe can be included in the sale)

Bedroom 3

7'8" (min) x 7'1" (2.35 (min) x 2.18)
Coved and textured ceiling. uPVC double-glazed window to front. Built-in wardrobe with safe. Power points. Radiator. (Please note the wardrobes and matching drawers can be included in the sale)

Garage

18'7" x 9'3" (5.68 x 2.84)
Single linked detached garage. Electric garage door. Pedestrian door to side. Power and lighting.

Outside

Enclosed garden, laid to lawn with patio area, set within a peaceful countryside setting. Large wooden shed. Wooden storage shed. Glasshouse. Outdoor lighting. 2 x pedestrian gates giving access to the driveway. To the front of the property a generous tarmac driveway with space for 4 vehicles. Laid with decorative mature shrubs.

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.

Energy Performance Certificate

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

Council Tax

Council Tax Band C. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Services

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

Mobile Phone Signal

EE - Good outdoor
02 - Good outdoor, variable in-home
Three - Variable 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.