



NEWSON & BUCK  
ESTATE AGENTS



21 Withington Street, Sutton Bridge, Lincolnshire PE12 9SU

£125,000

Nestled in the heart of Sutton Bridge, this charming two-bedroom mid-terrace house offers a comfortable and practical living space, ideal for first-time buyers, small families, or investors. The property boasts two spacious reception rooms, perfect for flexible living and entertaining. A separate utility room provides added convenience, while the well-appointed kitchen opens out to a private rear garden – ideal for relaxing or outdoor dining. Additional features include gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round. Located just a short walk from local amenities including shops, schools, and transport links, 21 Withington Street combines village charm with everyday convenience.

## Lounge

11' 03" x 10' 10" (3.43m x 3.30m) UPVC front door opening to lounge, one radiator, fitted carpets, one double glazed window, cupboard housing gas meter, cupboard housing electric meter, television point.

## Dining Room

11' 03" x 12' 01" (3.43m x 3.68m) One radiator, fitted carpets, one double glazed window, under stairs storage cupboard.

## Kitchen

5' 08" x 7' 06" (1.73m x 2.29m) Tiled flooring, tiled splashbacks, stainless steel sink, fitted units, double glazed window, space for cooker, extractor hood.

## Utility

6' 03" x 7' 02" (1.91m x 2.18m) Tiled flooring, tiled splashbacks, wall mounted gas boiler, fitted units, UPVC door leading to rear garden, one double glazed window, space for washing machine and fridge freezer.

## Bedroom One

11' 07" x 12' 04" (3.53m x 3.76m) One radiator, fitted carpets, one double glazed window, small built in wardrobe, television point.

## Bedroom Two

11' 07" x 11' 09" (3.53m x 3.58m) One radiator, fitted carpets, one double glazed window.

## Bathroom

5' 07" x 7' 05" (1.70m x 2.26m) Tiled flooring, tiled walls, one double glazed window, pedestal sink, bath tub with shower over, extractor, low flush W/C, one radiator.

## Rear Garden

Enclosed rear garden with patio area and lawn, shed and outside tap.

## EPC - D

## Council Tax Band - A



GROUND FLOOR

25T FLOOR



While every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.