



NEWSON & BUCK
ESTATE AGENTS



4 Chapel Court, Sutton Bridge, Lincolnshire PE12 9TN £109,995

A one bedroom home ideal for both first time buyers and investors. The accommodation comprises kitchen living, w/c, bedroom and bathroom. The property benefits from gas central heating and off road parking.

Living Room

14' 7" x 13' 6" (4.44m x 4.11m) Double glazed entrance door, double glazed doors to rear, radiator and laminate flooring.

Kitchen

11' 4" x 6' 2" (3.45m x 1.88m) Double glazed window to rear, fitted kitchen with matching wall and base units, integrated oven and hob with extractor above, stainless steel single bow sink, space for washing machine, radiator and laminate flooring.

W/C

Low flush w/c, pedestal wash hand basin and radiator.

Landing

Access to loft and fitted carpet.

Bedroom

14' 7" x 10' 11" (4.44m x 3.33m) max measurements - Double glazed Velux window to rear, radiator and fitted carpet.

Bathroom

7' 9" x 9' 3" (2.36m x 2.82m) Double Velux window to rear, panel bath, low flush w/c, pedestal wash hand basin, radiator and vinyl flooring.

Garden

To the rear of the property is an enclosed garden laid to lawn.

Parking

Communal off road parking area.

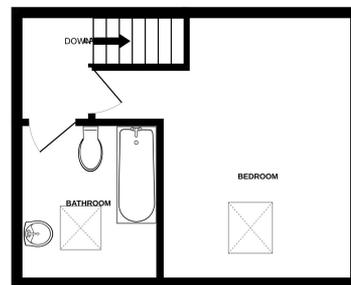
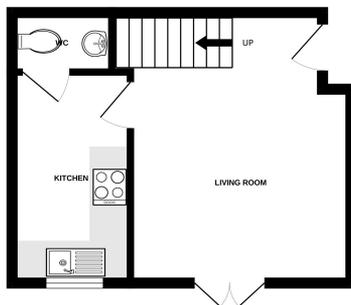
EPC Rating: C

Council Tax Band: A



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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.
Made with Meppex ©2025