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**King & Partners**



3 Railway Lane North

Sutton Bridge

Spalding, PE12 9LP

£220,000

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# Railway Lane North

Sutton Bridge, Spalding, PE12 9LP

This 3 double bedroom detached bungalow is located at the start of a development on a corner plot with generous gardens, driveway parking and a garage. Situated in the town of Sutton Bridge benefitting from easy access of the towns amenities. The property has gas central heating and UPVC double glazing however would benefit from some updating and redecoration. The accommodation includes an entrance hall, living room, kitchen, 3 bedrooms and a shower/wet room. A spacious bungalow on a generous plot which must be viewed to fully appreciate all it has to offer.



## Entrance Hall

10' 7" x 7' 9" (3.23m x 2.36m) UPVC double glazed door to side. UPVC double glazed sliding door to front. Tiled floor. Radiator. Glazed door to living room.

## Living Room

10' 7" x 20' 11" (3.23m x 6.38m) UPVC double glazed window to side. UPVC double glazed sliding patio door to rear. Television point. Tiled floor. Radiator. Opening to inner hall.

## Inner Hall

16' 6" x 4' 9" (5.03m x 1.45m) Radiator. Laminate flooring. Loft access. Room thermostat. Doors to airing cupboard with gas boiler. Doors to bedrooms, kitchen & bathroom.

## Kitchen

9' 5" x 11' 8" (2.87m x 3.56m) UPVC double glazed window to rear and side. UPVC double glazed door Range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Built in electric double oven. Hob. Space for fridge. Space for washing machine and dishwasher. Telephone point. Radiator.

## Bedroom 1

10' 3" x 11' 7" (3.12m x 3.53m) UPVC double glazed window to front. Radiator.

## Bedroom 2

11' 9" x 9' 8" (3.58m x 2.95m) UPVC double glazed window to front. Radiator.

## Bedroom 3/Dining Room

12' 5" x 11' 9" (3.78m x 3.58m) UPVC double glazed window to rear. Radiator.

## Wet Room

5' 5" x 6' 9" (1.65m x 2.06m) UPVC double glazed window to side. Corner shower area. WC. Wash hand basin. Fully tiled walls. Radiator. Extractor fan.

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

