



**Queen Street, Sutton Bridge Spalding PE12 9RD**

**welcome to**

**Queen Street, Sutton Bridge Spalding**

A charming mid terrace home in the heart of Sutton Bridge, this property blends comfort, convenience, and excellent future potential, making it an appealing choice for first time buyers or investors with good road links to the A17 ideal for busy commuters. Call the team today to book your viewing.



**Entrance Porch**

having door to front and internal door to lounge.

**Lounge/Diner**

20' 1" x 14' ( 6.12m x 4.27m )

**Kitchen**

16' 6" x 8' ( 5.03m x 2.44m )

having range of units at wall and base level, worktops with inset sink. Built-in oven with extractor over, space for fridge freezer and washing machine. Door to rear.

**Landing**

having loft access.

**Bedroom 1**

13' 11" x 9' 9" ( 4.24m x 2.97m )

**Bedroom 2**

10' 8" x 10' ( 3.25m x 3.05m )

**Bathroom**

Well proportioned bathroom, having bath with shower over, low level WC and wash hand basin. Cupboard housing new boiler installed 2024.

**Outside**

The property benefits from a patio area leading to an enclosed rear garden laid to lawn. With its west facing aspect, the garden captures the best of the afternoon and evening sun, creating a perfect setting for barbecues, relaxing after work, or hosting friends as the day winds down.

**Note**

Please note, the vendor has said there is potential for parking to the rear.



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welcome to

## Queen Street, Sutton Bridge Spalding

- MID TERRACE HOUSE IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- GOOD SIZED LOUNGE/DINER & MODERN KITCHEN
- TWO GENEROUS DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- SITUATED IN A SIDE STREET WITHIN WALKING DISTANCE OF AMENITIES

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107600 - 0004

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