



**Lime Walk, Long Sutton, Spalding
Lincolnshire PE12 9HG**

Offers In The Region Of £400,000 Freehold

NO CHAIN!!!!

*** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS INDIVIDUALLY BUILT DETACHED BUNGALOW ***

Morriss and Mennie Estate Agents are pleased to offer For Sale this four bedroom, three reception room EXECUTIVE DETACHED BUNGALOW, situated on a fantastic non-estate plot with wrap-around gardens. The bungalow offers a vast amount of off-road parking which continues to the SINGLE GARAGE, with its adjacent carport then leading through to a further GARAGE/WORKSHOP and the rear garden with fields to the rear.

Internally the good sized entrance hall has doors arranged off to the main bedroom which is double aspect with a further internal door to the dressing room (Note: this room could be converted to a further bedroom if needed). Then moving through the property to the study/bedroom three and the three piece bathroom suite. The middle of the bungalow offers a lounge and dining room which can be separated using the internal bi-folding doors, with the kitchen/diner benefiting from having a separate adjacent utility room to the rear aspect. Completing the bungalow is a further bedroom with fitted bedroom furniture, the extended garden room and the second sitting room with views over the side and rear gardens.

The property is in the beautiful Georgian market town of Long Sutton, having a fantastic array of local independent and national amenities, in addition to having fantastic road links to the A17 connecting you to Norfolk, Boston, Lincoln and Spalding.

Accommodation comprises:

Lounge, Dining Room, Sitting Room, Garden Room, Study, 3-4 Bedrooms, Bathroom, Shower Room, Cloakroom, Utility Room, Vast Amount of Off-Road Parking, Single Garage, 2nd Oversized Single Garage/Workshop, Wrap Around Gardens, Established Non-Estate Plot, Close to Amenities

Energy Efficiency Rating	
Current	Potential
55	67

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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Through the UPVC obscured double glazed front door, into the:-

ENTRANCE HALL :

Radiator, power points, wall lights.

BEDROOM ONE :

14'0" x 12'1" (4.27m x 3.68m)

UPVC double glazed windows to the front and side, built-in fitted wardrobes with shelving and hanging space, wall lights, skimmed and coved ceiling, ceiling fan and light.

Internal door through to the :-

DRESSING ROOM/BEDROOM THREE :

11'3" x 9'8" (3.43m x 2.95m)

UPVC double glazed window to the rear, radiator, power points, skimmed and coved ceiling.

STUDY/BEDROOM FOUR :

8'0" x 6'5" (2.44m x 1.96m)

UPVC double glazed window to the rear, radiator, power points.

FAMILY BATHROOM :

Two UPVC obscured double glazed windows to the rear, corner bath with a telephone style mixer tap over, W.C, bidet, radiator, fully tiled walls, inset spotlights, airing cupboard, loft hatch.

DINING ROOM :

15'9" x 8'8" (4.80m x 2.64m)

Internal door from the hallway, internal door to the kitchen, internal wooden bi-folding door on a sliding rail separating the lounge and the dining room, radiator, power points, wall lights.

Currently open plan, but could be split off if needed.

DOUBLE ASPECT LOUNGE :

17'5" x 16'0" (5.31m x 4.88m)

UPVC double glazed window to the front and side, radiator, power points, open fireplace, wall lights.

KITCHEN/DINER :

28'6" x 11'3" (9'2" in the dining area) (8.69m x 3.43m)

(2.79m in the dining area))

Kitchen :

UPVC double glazed window to the rear and a wooden door to the rear both continuing on to the utility room, base and eye level units with a work surface over, sink and drainer with a mixer tap and a separate pure water filter tap, integrated electric oven and grill with a four burner induction hob, tiled splash backs, power points, space and point for a fridge.

Dining Room :

Velux skylight window in the ceiling to the rear, radiator, power points, double glazed sliding patio doors opening out to the second sitting room, walk-in pantry.

UTILITY ROOM :

12'7" x 12'6" (3.84m x 3.81m)

UPVC double glazed windows to the rear and side, with a UPVC double glazed door to the side, base units with a work surface over, sink and drainer with a mixer tap

over, tiled splash backs, space and plumbing for a washing machine, space and point for a freezer.

BEDROOM TWO :

15'0" (max) x 11'9" (max) (4.57m (max) x 3.58m (max))

UPVC double glazed window to the front, radiator, power points, built-in wardrobes, vanity washbasin with a mixer tap over and storage cupboards beneath, wall mounted mirror with light, dressing table, skimmed and coved ceiling.

GARDEN ROOM :

15'0" x 13'5" (4.57m x 4.09m)

UPVC double glazed window and French doors to the side, wooden single glazed window to the front, exposed brick walls, tiled floor, skirting board heating, power points, wall lights.

SHOWER ROOM :

UPVC double glazed window to the side, radiator, base units with a work surface over, wet room flooring with fully tiled walls with an electric mixer shower over, loft hatch.

SECOND SITTING ROOM :

19'6" x 14'0" (5.94m x 4.27m)

An inner hallway leads to the second sitting room having UPVC 3/4 length double glazed windows to the side, UPVC double glazed windows and French door to the rear, multi-fuel burner, wall lights, radiator, power points,

CLOAKROOM :

W.C, vanity washbasin with a mixer tap over and storage cupboards beneath and a work surface over, medicine cabinet with inset spotlights, extractor fan, fully tiled walls, heated towel rail.

EXTERIOR :

The property sits on a non-estate plot and is enclosed by a low level brick wall to the front, with a circular graveled driveway offering parking for numerous vehicles. There is a central area with mature shrubs and trees, along with having further mature shrub and flower borders. The tarmac off-road parking leads to the first single garage, where to the right of the garage is a carport, which leads to a further garage/workshop and the workshop/store room.

The rear garden is enclosed by mature and established hedging, with a concrete seating area adjacent to the utility room. There is also a low maintenance garden area laid to decorative chippings with a range of shrubs. Behind the workshop and garage is a laid to lawn area with conifers and a variety of trees.

The side garden is laid to lawn and is enclosed by panel fencing with a concrete path continuing around the property, along with well established flower, shrub and tree borders, with a further laid to lawn area and a patio seating area adjacent to the garden room. Then continuing round the property where there are established tree, shrub and flower borders with a laid to lawn area and a concrete path leading back round to the front garden.

DETACHED GARAGE :

26 (7.92m)

Metal up and over door

GARAGE/WORKSHOP :

26'7" x 13'0" (8.10m x 3.96m)

Power and lighting connected, door leading through to the adjacent workshop,

WORKSHOP/STORE ROOM :

26'0" x 13'7" (7.92m x 4.14m)

UPVC double glazed windows to the front, rear and side, wooden door to the side, internal sliding door to the previous garage, power and lighting connected.

SERVICES :

Council Tax Band - D (subject to change)

Energy Efficiency Rating - D

Oil Central Heating

2 x Septic Tanks

DIRECTIONS :

From our office on West End, turn left at the traffic lights onto Boston Road South, at the roundabout take the third exit onto the A17 at the next roundabout take the second exit heading towards Long Sutton go along this road for one and a half miles turn left onto Lime Walk and the property can be found on your left hand side.

What3Words - ///airfields.speeds.flopping

Viewing Arrangements			
Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.			
Open 6 days			
Spalding Office		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	Sunday:	Closed
Offer Procedure			
Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.			
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
Mortgage Advice			
If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.			
We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.			
Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
Legal Fees			
Ask for a quotation from our Conveyancing Department.			
Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

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