



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**67 Station Road, Long Sutton, Spalding
Lincolnshire PE12 9AY
Price £359,950 Freehold**

**** VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THIS DETACHED BUNGALOW WHICH SITS ON A GENEROUSLY SIZED PLOT AND ENJOYING FIELD VIEWS****

Character bay fronted DETACHED BUNGALOW comprising three double bedrooms and three reception rooms. The property benefits from no near neighbours and is surrounded by field views to the sides and rear of the dwelling. The property sits on a good sized plot and comes with a vast amount of off-road parking which in turn leads to the DETACHED DOUBLE GARAGE. The property is situated in the popular and sought after Georgian market town of Long Sutton which benefits from a range of diverse and independent shops and has fantastic road links to the A17.

Internally the property has a warm and inviting entrance hall, with doors arranged off to the three double bedrooms, two of which have built-in wardrobes, a separate formal dining room, a separate lounge with sliding patio doors leading out into the Conservatory. There is a beautiful cream shaker style open plan kitchen/breakfast room, with a separate study off, a modern three piece shower room serves all three double bedrooms.

Externally there is a side pedestrian gate leading to the private and enclosed rear garden, where there is a patio seating area which spans across the side of the bungalow, outside power for a Hot Tub, with the rest of the garden being predominately laid to lawn and a hard standing concrete area for a Mobile/Motor Home with a charging point. The property also comes with Solar Panels.

Accommodation comprises of:-

Entrance Hall, Lounge, Kitchen/Breakfast Room, Dining Room, Conservatory, Study, Three Double Bedrooms, Shower Room, Off Road Parking, Detached Double Garage, Front & Rear Gardens, Field Views to the Side and Rear of the Property, Solar Panels, Hard Standing and Power Point for Motor Home.

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www.morrissandmennie.com

Energy Efficiency Rating	
Current	Potential
58	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
72	78

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

Through the UPVC obscured double glazed door to:-

ENTRANCE PORCH:

With a wooden door leading to:-

ENTRANCE HALL:

Radiator, power points, storage cupboard.

DINING ROOM:

13'2" x 13'2" (4.01m x 4.01m)



UPVC double glazed window to the front, radiator, power points, TV point, wall lights.

BEDROOM ONE:

12'1" x 12'0" (3.68m x 3.66m)

UPVC double glazed window to the front, decorative fireplace, radiator, power points, ceiling fan and light, built-in wardrobes.

BEDROOM THREE:

12'3" x 11'3" (3.73m x 3.43m)

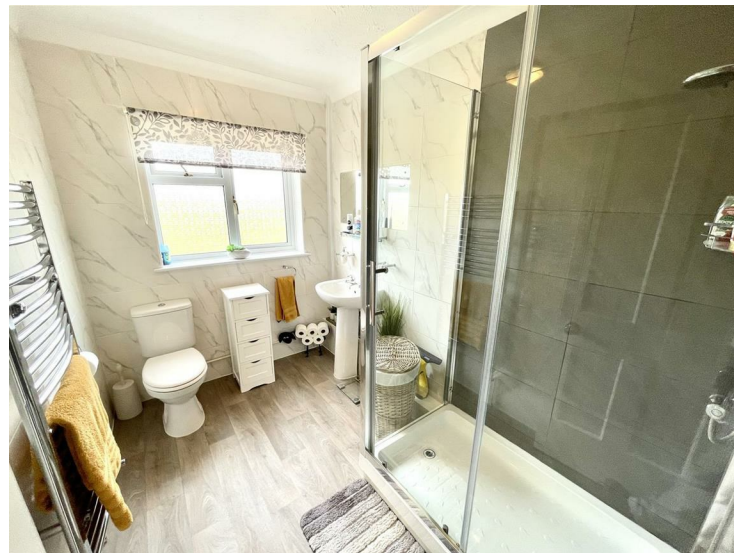
UPVC double glazed window to the side enjoying field views, decorative fireplace, radiator, power points, built-in wardrobes.

BEDROOM TWO:

12'5" x 9'0" (3.78m x 2.74m)

UPVC double glazed window to the rear enjoying uninterrupted field views, radiator, power points, loft hatch.

SHOWER ROOM:



UPVC obscured double glazed window to the side, separate shower cubicle with a built-in mixer shower over on a sliding adjustable rail, WC. with a push button flush, pedestal wash basin with taps over, fully tiled walls, wall mounted heated towel rail.

KITCHEN / BREAKFAST ROOM:

16'2" x 11'7" (4.93m x 3.53m)

UPVC double glazed window to the rear enjoying uninterrupted field views, UPVC double glazed window to the side looking out into the study, base and eye level units with work surface over, sink and drainer with a mixer tap over, space and point for a free standing cooker, extractor hood over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a tumble dryer, space and point for a fridge/freezer, wall mounted Bosch boiler housed in a separate cupboard, tiled splashbacks, power points, tiled floor, inset spotlights, radiator, breakfast bar.

LOUNGE

14'8" x 12'5" (4.47m x 3.78m)



UPVC double glazed sliding patio doors leading out into the conservatory, radiator, power points, TV point, log burner styled electric fire, picture rail.

CONSERVATORY

12'1" x 11'3" (3.68m x 3.43m)



UPVC construction with UPVC double French doors leading out onto the side and rear garden, tiled floor, power points, wall light, ceiling fan and light.

STUDY:

13'7" x 5'4" (4.14m x 1.63m)

UPVC double glazed window to the side and a UPVC double glazed door to the side, power points, telephone point.

DOUBLE GARAGE:

16'8" x 15'8" (5.08m x 4.78m)

Comprising separate metal up and over doors, wooden window to the side and wooden door leading out to the rear garden, power and lighting connected.

EXTERIOR:



The front of the property is enclosed by mature shrubs, with fields to both sides of the property and fields to the rear. The gravelled off-road parking leads to the detached double garage with a further gravelled area for more off-road parking and storage to the side of the double garage, Calor Gas/LPG tank, pedestrian side gated access leads into the rear garden which is enclosed by panel fencing and hedging. The garden is predominately laid to lawn with a hard standing concrete storage area for a Motorhome with a charging point, outside lights and tap, solar panels, patio seating area with a brick wall border which spans across the side of the bungalow and is then enclosed by a decorative picket fence.

SERVICES:

Council Tax - C
Energy Efficiency Rating - D
Gas Central Heating

DIRECTIONS:

From our office on West End at the traffic lights turn left onto Boston Road South, proceed along this road to the roundabout, at the roundabout take the third exit onto the A17. Continue along the A17 and at the next roundabout go straight over, then at the next roundabout take the first exit onto Station Road and the property can be found on your right hand side.

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.