

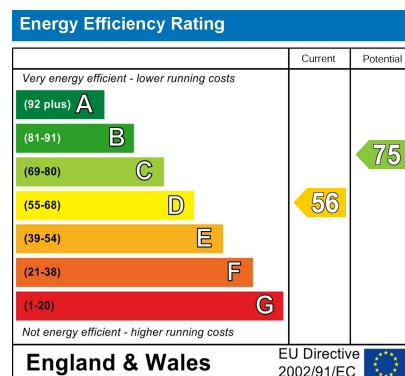


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DIRECTIONS

From Kings Lynn take the A17 towards Sutton Bridge at the roundabout take the 1st exit, next roundabout take the 2nd exit (A17) next roundabout take the 2nd exit at the next roundabout take the 3rd exit onto Station Road where the property can be found on the left hand side easily identified by our For Sale board.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



Phoenix Lodge 66 Station Road Long Sutton Spalding Lincs PE12 9BS

UNIQUE THREE/FOUR BEDROOM DETACHED BUNGALOW WITH GARAGE, CARPORT & DRIVEWAY

Long Sutton

£425,000 Freehold

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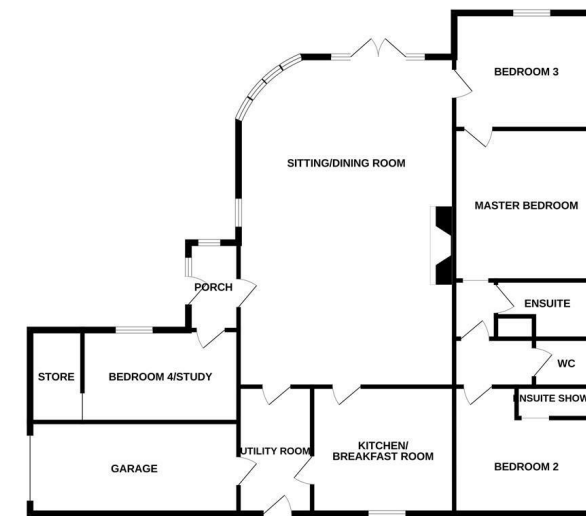




- HALLWAY** 7'9 x 4'5 (2.36m x 1.35m)
Tiled floor. Radiator.
- LOUNGE/DINER** 29'3 max x 19'9 max (8.92m max x 6.02m max)
Large curved wall. Brick fireplace with woodburner. French doors to front. Fitted carpet. Radiators.
- KITCHEN** 12'8 x 11'4 (3.86m x 3.45m)
Range of wall and base units with worktops over. Integrated dishwasher and fridge/freezer. Double oven. Tiled floor. Radiator. Window to rear aspect.
- UTILITY** 11'4 x 6'7 (3.45m x 2.01m)
Range of units. Space for washing machine. Sink unit. Tiled floor. Boiler. Door to rear.
- STUDY/BEDROOM 4** 13'11 x 8'2 (4.24m x 2.49m)
Fitted carpet. Radiator. Bay window to front aspect.
- MASTER BEDROOM** 13'6 x 12'9 (4.11m x 3.89m)
Fitted carpet. Radiator. Bay window to side aspect.
- EN-SUITE BATHROOM** 9'2 x 5'7 max (2.79m x 1.70m max)
Three piece suite comprising bath with shower over, wash hand basin and w.c. Heated towel rail.
- BEDROOM 2** 12'10 x 11'4 (3.91m x 3.45m)
Fitted carpet. Radiator. Bay window to side aspect.
- EN-SUITE SHOWER ROOM** 7'4 into shower x 2'10 (2.24m into shower x 0.86m)
Shower cubicle and wash hand basin.
- BEDROOM 3** 12'9 x 10'4 (3.89m x 3.15m)
Fitted carpet. Radiator. Bay windows to front and side aspects.
- CLOAKROOM** 5'9 x 4'3 (1.75m x 1.30m)
Two piece suite comprising wash hand basin and w.c. Heated towel rail. Window to side aspect.
- CARPORT**
- FRONT GARDEN**
Attractive front garden has established floral borders and a cobbled path.
- GARAGE**
- REAR GARDEN**
Low maintenance and mostly paved with shrub borders.

We are excited to offer this self built, characterful home, with stunning beams & reclaimed herringbone brick façade. The three/four bedroom detached bungalow also offers garage, carport and driveway, oil fired central heating and uPVC double glazing. The accommodation comprises hallway, lounge/diner with an unusual curved wall & beautiful fireplace, kitchen, utility, cloakroom, master bedroom with en-suite bathroom, bedroom two with en-suite shower room, bedroom three and study/bedroom four. The attractive front garden has established floral borders and a cobbled path. The rear garden is low maintenance and mostly paved with shrub borders.

GROUND FLOOR
1664 sq.ft. (154.6 sq.m.) approx.



TOTAL FLOOR AREA: 1664 sq ft (154.6 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan, the measurements of rooms, fixtures, fittings and other details are approximate and do not constitute a contract. The plan is for illustrative purposes only and should be used as a guide only. The actual layout may vary slightly from the plan. Made with Metron 12/23



