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73 Little London, Long Sutton PE11 9LF

Offers in excess of £169,950

**BELVOIR!**





## Key Features

- > DETACHED PROPERTY
- > LOUNGE AND SUNROOM
- > UTILITY AND WC
- > MODERNISATION REQUIRED
- > LARGE SIDE GARDEN
- > GARAGE
- > Tenure: Freehold
- > EPC rating F



Belvoir incorporating Munton and Russell are pleased to offer for sale this three bedroom detached home in a popular non-estate location of Long Sutton. Whilst the property does require modernisation its offers great potential. The accommodation brief comprises of lounge, kitchen, utility area, cloakroom, sunroom, lounge. To the first floor, three bedrooms, bathroom. Externally off road parking, garage, large side garden.



#### ENTRANCE

UPVC double glazed door, stairs to first floor.

#### LOUNGE

20'1" x 12'0" (6.1m x 3.7m)

UPVC double glazed window to front and side elevation, feature fire surround.

#### KITCHEN

11'10" x 8'9" (3.6m x 2.7m)

UPVC double glazed window to the front elevation, fitted base and wall units, sink unit, cooker point.

#### REAR HALL WAY

Storage cupboard.

#### WC

UPVC double glazed window to the rear elevation, two piece suite comprising of WC, wash hand basin.

#### UTILITY

5'5" x 4'8" (1.7m x 1.4m)

Window to the rear elevation, Belfast style sink.

#### SUNROOM

9'5" x 7'5" (2.9m x 2.3m)

UPVC double glazed window to the rear and side elevation, door to garage, UPVC double glazed door to covered side passage which in turn gives access to coal shed and work shop which has UPVC double glazed window to the side elevation.

#### LANDING

UPVC double glazed window to the rear elevation.

#### BEDROOM 1

12'7" x 12'1" (3.8m x 3.7m)

UPVC double glazed window to the front elevation. (maximum measurements)







### **BEDROOM 2**

**12'0" x 10'8" (3.7m x 3.3m)**

UPVC double glazed window to the front elevation, airing cupboard housing hot water tank.

### **BEDROOM 3**

**9'0" x 8'10" (2.7m x 2.7m)**

UPVC double glazed window to the rear elevation, storage cupboard.

### **BATHROOM**

UPVC double glazed window to the rear elevation, three piece suite comprising of WC, wash hand basin, panelled bath.

### **EXTERNALLY**

Low wall to front, driveway leading to garage.

**SIDE GARDEN:** Initial garden is laid to lawn, enclosed by hedging, borders. Additional side garden area mainly enclosed by hedging, fine gravel style covering.

### **AGENTS NOTE**

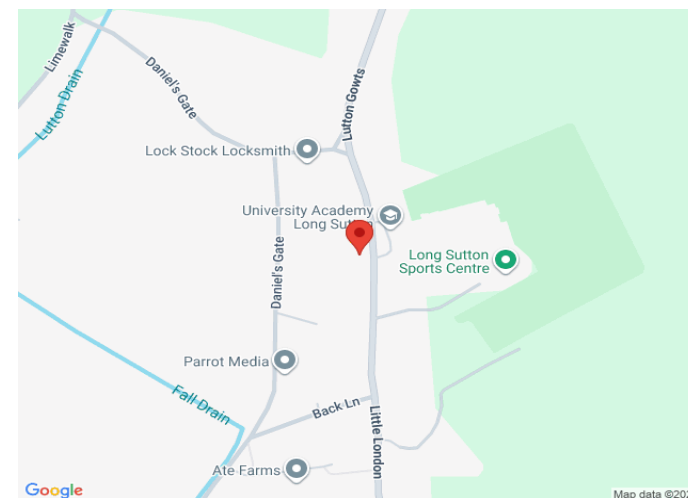
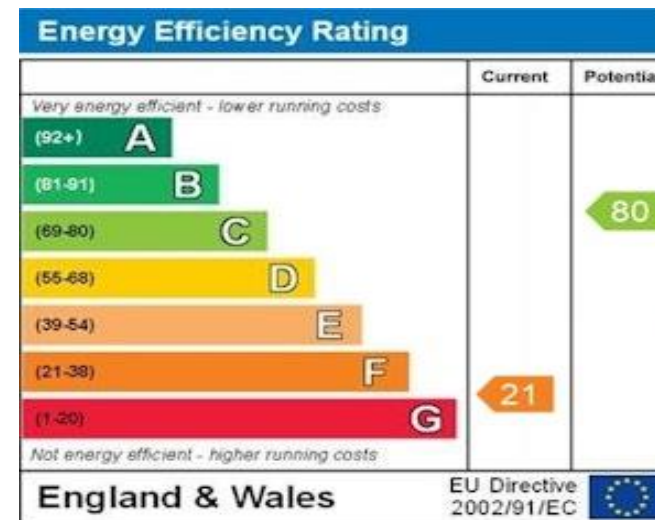
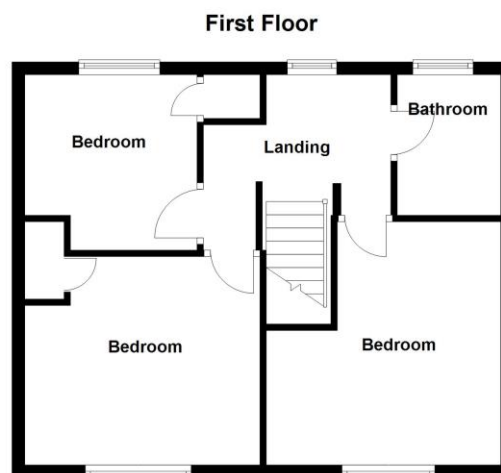
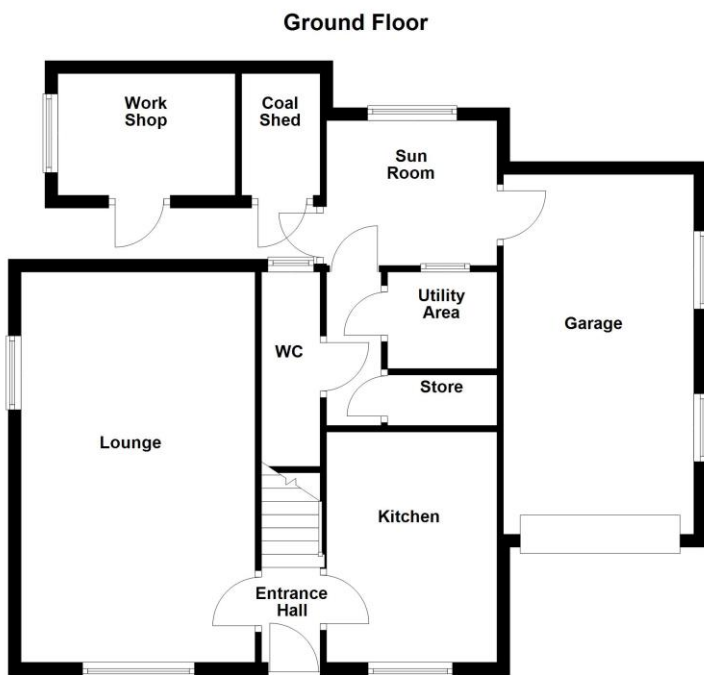
Whilst no enquiries have been made the agent feels that the side garden area may have potential for development. Prospective purchasers should make their own enquiries with the relevant bodies as to the likelihood of planning permission being granted. Drainage is via septic tank (not tested)











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