



9 Dick Turpin Way, Long Sutton, Spalding, PE12 9EP



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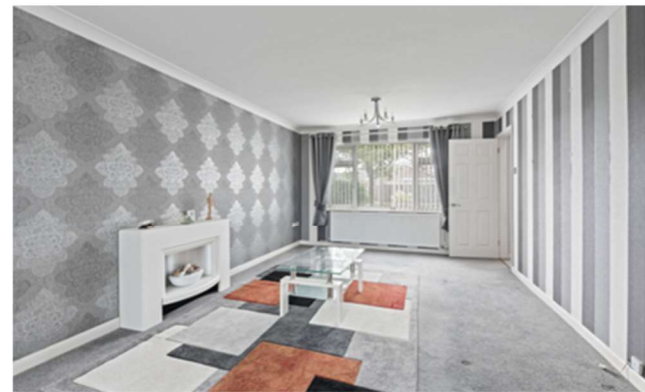
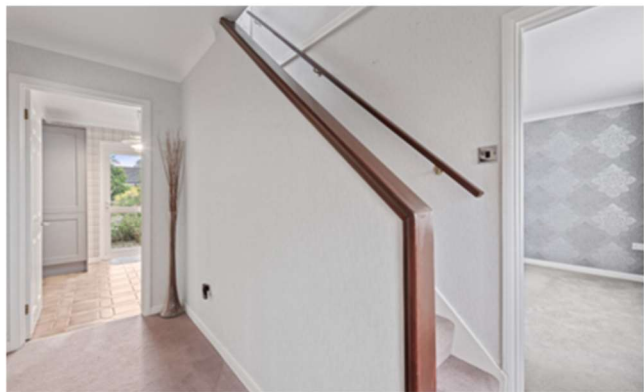
Freehold

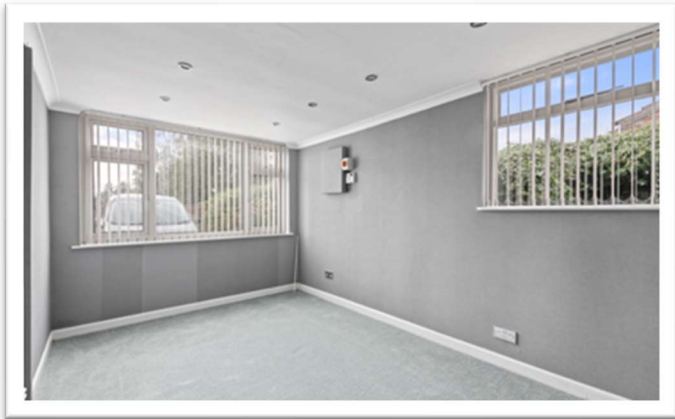
£299,950



Key Features

- Detached house
- Four bedrooms
- Lounge, dining room & study
- Breakfast kitchen & utility
- Cloakroom & shower room
- Off-road parking to front
- Enclosed rear garden
- EPC rating D





A detached house in a popular residential location within walking distance to town and close to a nursery & primary school. Having accommodation comprising: entrance porch, entrance hall, lounge, dining room, study, breakfast kitchen, utility and cloakroom to ground floor. Four bedrooms and shower room to first floor. Outside the property has off-road parking to the front and a good sized enclosed garden to the rear. The property benefits from gas central heating, double glazing and solar panels. NO CHAIN

ACCOMMODATION

Part glazed front entrance door with side screens through to the:

ENTRANCE PORCH

Having further glazed door with side screen to the:

ENTRANCE HALL

Having coved ceiling, radiator and staircase rising to first floor.

LOUNGE

6.27m x 3.57m (20'7" x 11'8")

Having windows to front & rear elevations, coved ceiling, two radiators and contemporary style fireplace.

DINING ROOM

3.43m x 3.08m (11'4" x 10'1")

Having window to front elevation, coved ceiling and radiator.

STUDY

4.42m x 2.61m (14'6" x 8'7")

Having windows to front & side elevations, coved ceiling with inset ceiling spotlights and radiator.

BREAKFAST KITCHEN

5.28m x 2.71m (17'4" x 8'11")

Having window & glazed door to rear elevation, coved ceiling, radiator, understairs storage cupboard and tile effect flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: sink with drainer & mixer tap inset to work surface, cupboards & drawers under, tall unit to side housing integrated electric oven & microwave, drawer under, cupboard over and further tall unit to side.

Further work surface with inset gas hob, cupboards & drawers under, glazed display units & stainless steel cooker hood over.

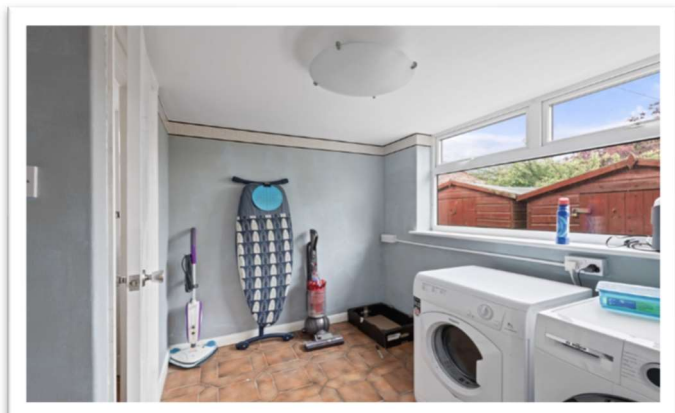
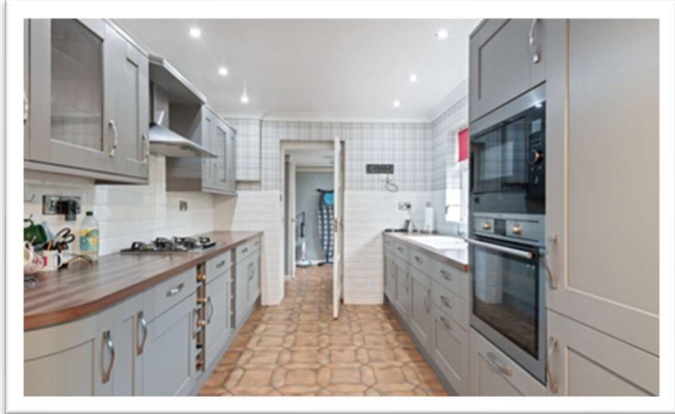
UTILITY

2.92m x 2.52m (9'7" x 8'4")

Having window to rear elevation, tile effect flooring, space & plumbing for automatic washing machine and tumble dryer.

CLOAKROOM

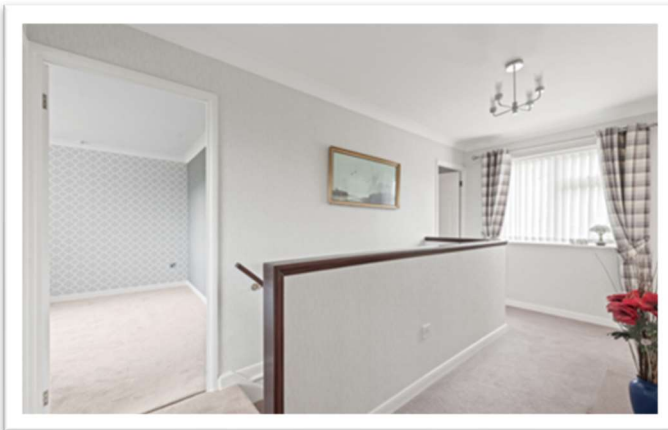
Having window to side elevation, tiled floor, tiled walls, close coupled WC and hand basin.





NEWTON FALLOWELL





FIRST FLOOR LANDING

Having window to front elevation, coved ceiling, access to roof space and built-in airing cupboard.

BEDROOM ONE

3.63m x 3.22m (11'11" x 10'7")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

3.64m x 2.99m (11'11" x 9'10")

Having window to rear elevation, coved ceiling and radiator.



BEDROOM THREE

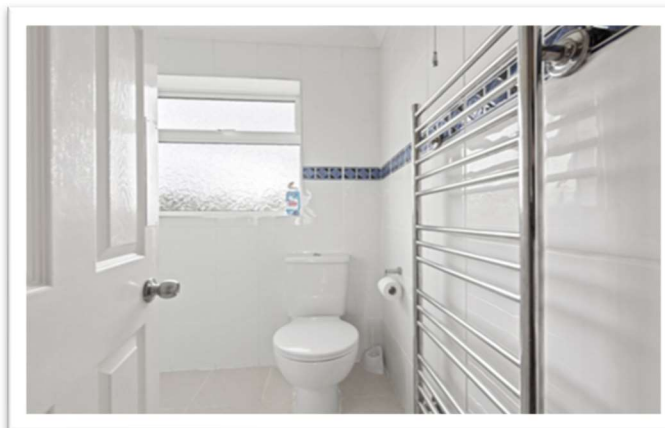
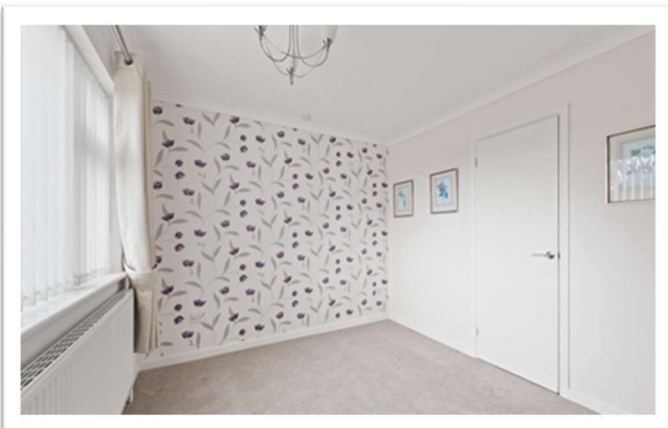
3.13m x 2.69m (10'4" x 8'10")

Having window to rear elevation, coved ceiling, radiator and built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

BEDROOM FOUR

3.12m x 2.69m (10'2" x 8'10")

Having window to front elevation, coved ceiling, radiator and built-in cupboard.



SHOWER ROOM

2.07m x 1.57m (6'10" x 5'2")

Having window to rear elevation, chrome heated towel rail, tiled floor and tiled walls. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a shaped lawn & borders and a gravelled driveway provides off-road parking.

REAR GARDEN

Being enclosed and having a shaped lawn with borders, a paved patio, two garden sheds and a greenhouse.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D. The property also has solar panels which benefit from feed in tariff payments.

VIEWING

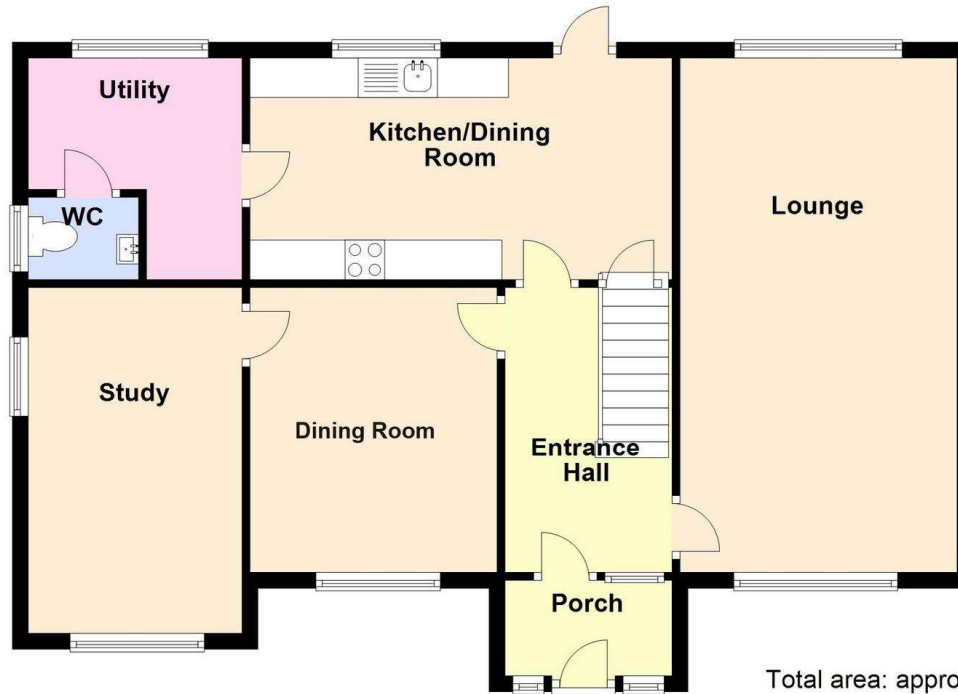
By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan

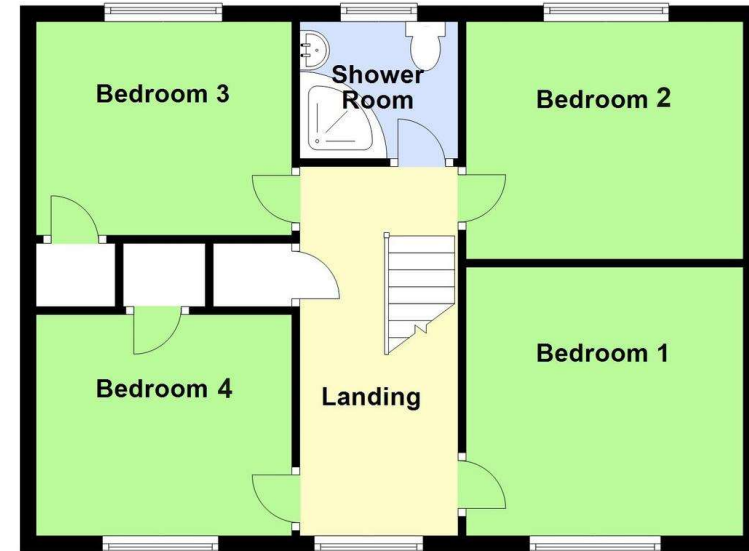
Ground Floor

Approx. 79.1 sq. metres (851.8 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.6 sq. feet)



Total area: approx. 137.6 sq. metres (1481.4 sq. feet)



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AGENT'S NOTES

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