



## Little London, Long Sutton £399,995

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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**An amazing extended and refurbished detached family home with ample off road parking and field views to the rear. This FREEHOLD property has a modern aspect with open plan living space complete with luxury kitchen. In brief: Entrance hall, open plan lounge/dining and kitchen with garden room off, utility and ground floor shower room along with ground floor bedroom. First floor to two further bedrooms both with En-suite, generous off-road parking, rear garden with workshop. – CALL US ANYTIME – 01406 424441.**

### Accommodation Comprises:

PVCu double entrance door to:

#### Entrance Hall

Storage cupboard with hanging space and shelving, stone tiled flooring, central heating thermostat for under-floor heating, recessed ceiling spotlights, smoke detector, stairs to first floor landing,

Universal Living Space 11.94m (39'2") x 4.94m (16'2")

Open Plan living comprising of: PVCu double-glazed bay window to front with shutters, three PVCu double-glazed windows to side with shutters, feature brick-built chimney breast with multi fuel burner, stone tiled flooring, telephone point, TV point, central heating thermostat for under-floor heating, recessed ceiling spotlights, dining area. Kitchen area: Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer and mixer tap, integrated larder fridge, dishwasher, Hotpoint built-in electric fan assisted oven, built-in five ring hob with extractor hood over, Hotpoint built-in microwave, integrated glass fronted wine cooler. PVCu double-glazed window to rear. Opening to:

#### Garden Room

Skylight, vertical wall mounted radiator, stone tiled flooring, telephone point, TV point, recessed ceiling spotlights, PVCu double-glazed French doors to garden, PVCu double-glazed door to garden, door to:

Utility Room 2.49m (8'2") x 2.15m (7'1")

Fitted with a matching range of base and eye level units with worktop space over, composite sink with single drainer and mixer tap, wall mounted concealed gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for freezer and tumble dryer, double-glazed window to side, door to:

#### Ground Floor Wet Room

Fitted with three-piece suite comprising shower area with fitted mains shower, wall mounted wash hand basin with mixer tap, WC with hidden cistern, heated towel rail, extractor fan, fully ceramic tiled walls, PVCu opaque double-glazed window to side, ceramic tiled flooring, ceiling spotlight.

Bedroom 3/Study 3.95m (13') x 2.92m (9'7")

PVCu double-glazed window to front with shutters, fitted bedroom suite with a range of wardrobes with hanging rails, shelving, overhead storage cupboards, stone tiled flooring, telephone point, TV point, central heating thermostat for under-floor heating, recessed ceiling spotlights.

First Floor Landing

Laminate flooring, ceiling spotlights, smoke detector, ventilated Velux skylight, door to:

Main Bedroom 5.65m (18'6") max x 4.78m (15'8") max

PVCu double-glazed window to front with shutters, radiator, laminate flooring, TV point with recessed ceiling spotlights, door to walk-in style wardrobe with hanging space, shelving and light, radiator, door to:

En-suite

Fitted with four-piece suite comprising deep roll top bath with mixer tap, vanity wash hand basin with base cupboards, double shower enclosure with fitted mains shower, WC with hidden cistern, fully tiled walls, heated towel rail, heated wall mirror with light, extractor fan, shaver point, ventilated Velux skylight, heated towel rail.

Bedroom 2 4.61m (15'1") x 3.99m (13'1") plus 0.54m (1'9") x 0.54m (1'9")

PVCu double-glazed window to rear, walk-in style wardrobe, radiator, laminate flooring, TV point, recessed ceiling spotlights, ventilated Velux skylight, airing cupboard housing, hot water cylinder, linen shelving, radiator, door to:

En-suite

Fitted with three-piece suite comprising wall mounted wash hand basin with fully ceramic tiled walls, heated wall mirror with light, close coupled WC, extractor fan, skylight, heated towel rail, ceramic tiled flooring.

Outside

The front of the property is enclosed by fencing, paved entrance, area laid to gravel providing generous off-road parking, side entrance to the property, side gate leading to enclosed rear garden, area laid to lawn, raised bed with flower and shrub, decked area, patio area, power, down lighting, under cover storage areas, outside tap, workshop with light and power connected, field views.

Detached Workshop 5.90m (19'4") x 2.82 (9'3")

A timber-built workshop with power and light connected, Up and over door.

Directions

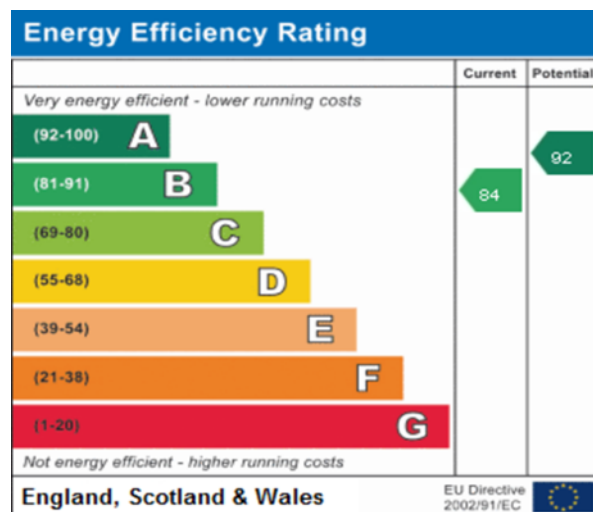
Leave our Church Street office and head over the traffic lights to Boston Road South, at the roundabout turn right on to the A17 signposted to Kings Lynn. At the next roundabout take the 2nd exit onto Gedney Road. Stay on this road and proceed through Long Sutton. As you are about leave Long Sutton turn left onto Roman Bank. This

road will take you onto Little London. Pass The University Academy where the property can be located on the right hand side. For satellite navigation, the property postcode is PE12 9LF.

Council Tax band

Band D - £2,070.86 from April 2023 to March 2024, South Holland District Council.

EPC – B



#### Agents Note

The whole ground floor has underfloor heating with the exception of the garden room. Individual under-floor heating controls are available for every area, all windows are double-glazed. The property offers good off-road parking, close to local amenities. The property is on mains drainage, gas and electricity. Full fibre broadband connection.

#### Money Laundering Regulations (AML) 2017

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

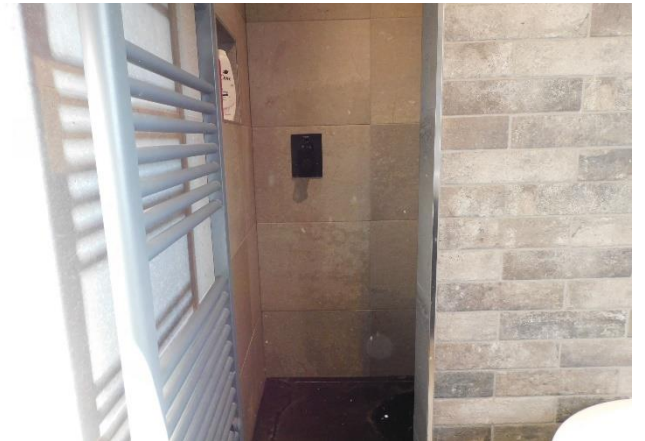
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008

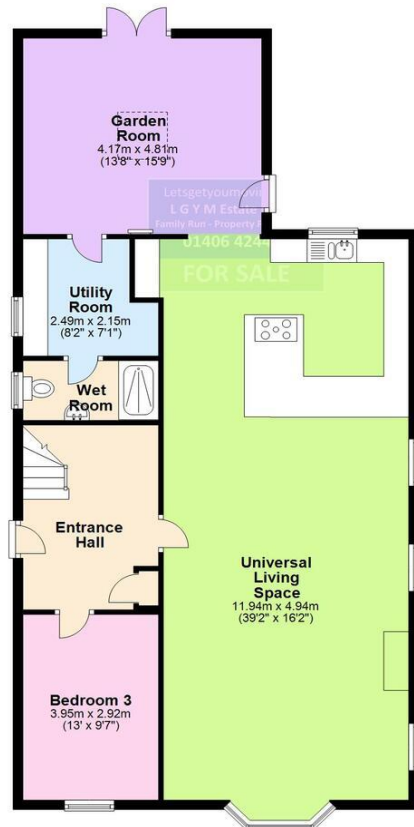




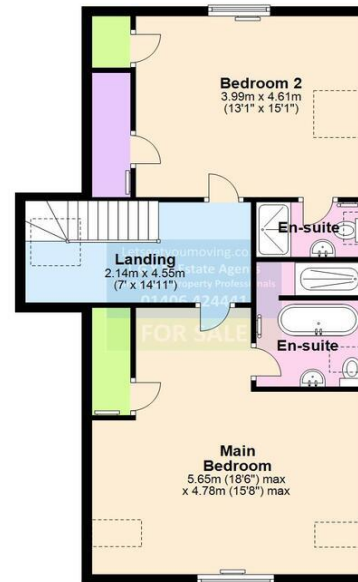




**Ground Floor**  
 Approx. 130.1 sq. metres (1400.5 sq. feet)



**First Floor**  
 Approx. 62.1 sq. metres (668.0 sq. feet)



Total area: approx. 192.2 sq. metres (2068.5 sq. feet)

Floor plans are for a guide only and should not be scaled.  
 Plan produced using PlanUp.





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