



## Skelton Drive, Long Sutton £339,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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

Company Registration No: 5813080 VAT Reg No: 921 0444 66

**Set in a quiet cul-de-sac location, we offer for sale here an immaculately presented three-bedroom detached bungalow in the market town of Long Sutton. In brief: Entrance Hall, lounge, kitchen/diner, utility room, shower room, conservatory (off bedroom three), three double bedrooms and family bathroom. Outside: The front is open plan and low maintenance set with decorative granite chippings, low maintenance rear garden, patio area, garden store, parking and single garage. Call us ANYIME - 01406 424441.**

### Accommodation Comprises:

PVCu double glazed entrance door with matching side panel to:

#### Entrance Hall

Radiator, luxury vinyl tiled flooring, broadband point, central heating thermostat, coving to ceiling with smoke detector, access to part boarded insulated loft space with lighting, storage cupboard with hanging space and shelving, Boiler cupboard housing wall mounted gas combination boiler serving heating system and hot water.

#### Lounge 5.08m (16'8") x 3.88m (12'9")

PVCu double glazed window to side, PVCu double glazed bow window to front, electric fire with marble surround and inset and hearth, two radiators, TV point, coving to textured ceiling.

#### Kitchen/Diner 4.49m (14'9") max x 4.08m (13'5") max

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, mixer tap and tiled surround, integrated fridge/freezer and dishwasher, built-in Bosch eye level electric fan assisted double oven, built-in Bosch four ring halogen hob with extractor hood, PVCu double glazed window to rear, radiator, luxury vinyl tiled flooring, TV point, coving to textured ceiling, door to:

#### Utility Room 1.94m (6'4") x 1.94m (6'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled surround, plumbing for automatic washing machine, space for tumble dryer, window to side, radiator, vinyl floor covering, coving to textured ceiling, PVCu double glazed entrance door to garden, door to:

#### Shower Room

Fitted with three-piece suite comprising tiled shower enclosure with fitted mains shower and folding glass door, vanity wash hand basin with base cupboard, fully ceramic tiled walls, shaver point, close coupled WC, PVCu opaque double glazed window to side, heated vertical towel radiator, ceramic tiled flooring, recessed ceiling spotlights.

#### Main Bedroom 3.84m (12'7") x 3.80m (12'6") max

PVCu double glazed window to front, radiator, built in double wardrobe with hanging and shelving.

Bedroom 2 3.43m (11'3") x 3.19m (10'6") max incl built-in wardrobes

PVCu double glazed window to rear, fitted bedroom suite with a range of wardrobes with hanging rails and shelving, radiator, TV point, coving to ceiling.

Bedroom 3 3.43m (11'3") x 3.08m (10'1")

Radiator, TV point, coving to textured ceiling, door to:

Conservatory 3.09m (10'2") x 2.71m (8'11")

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof with power and lighting connected, radiator, two wall lights, PVCu double glazed French doors to garden.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath, pedestal wash hand basin with fitted electric shower over, close coupled WC, fully ceramic tiled walls, extractor fan, shaver point, PVCu opaque double glazed window to side, heated vertical towel radiator, ceramic tiled flooring, coving to textured ceiling.

Garage 4.83m (15'10) x 2.79m (9'2")

Attached single garage with power and lighting connected, PVCu double glazed window to side, cold water tap, up and over door.

Outside

Open plan frontage with granite chipping, low maintenance front garden leading to off road parking and single garage, down lighting, side gate to the enclosed rear garden with wood panel fencing and hedging, patio area, imitation grass, garden store, down lighting, outside tap.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South. At the roundabout, turn right onto the A17. Continue to the next roundabout taking the third exit, at the next roundabout take the second exit. Now take your left turn onto Seagate (not right) then left on to Colsuan Gardens then left into Skelton Drive. The property can be located at the end of the cul-de-sac. For satellite navigation the property postcode is: PE12 9FT.

Council Tax

Band D - £2,203.05 from April 2024 to March 2025.

EPC - C

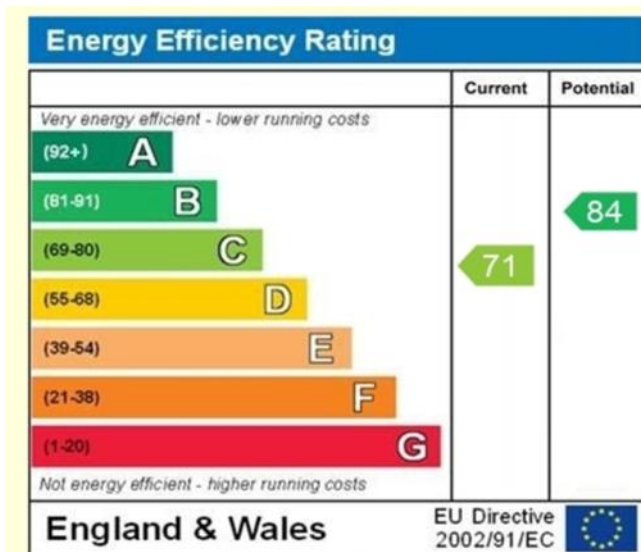
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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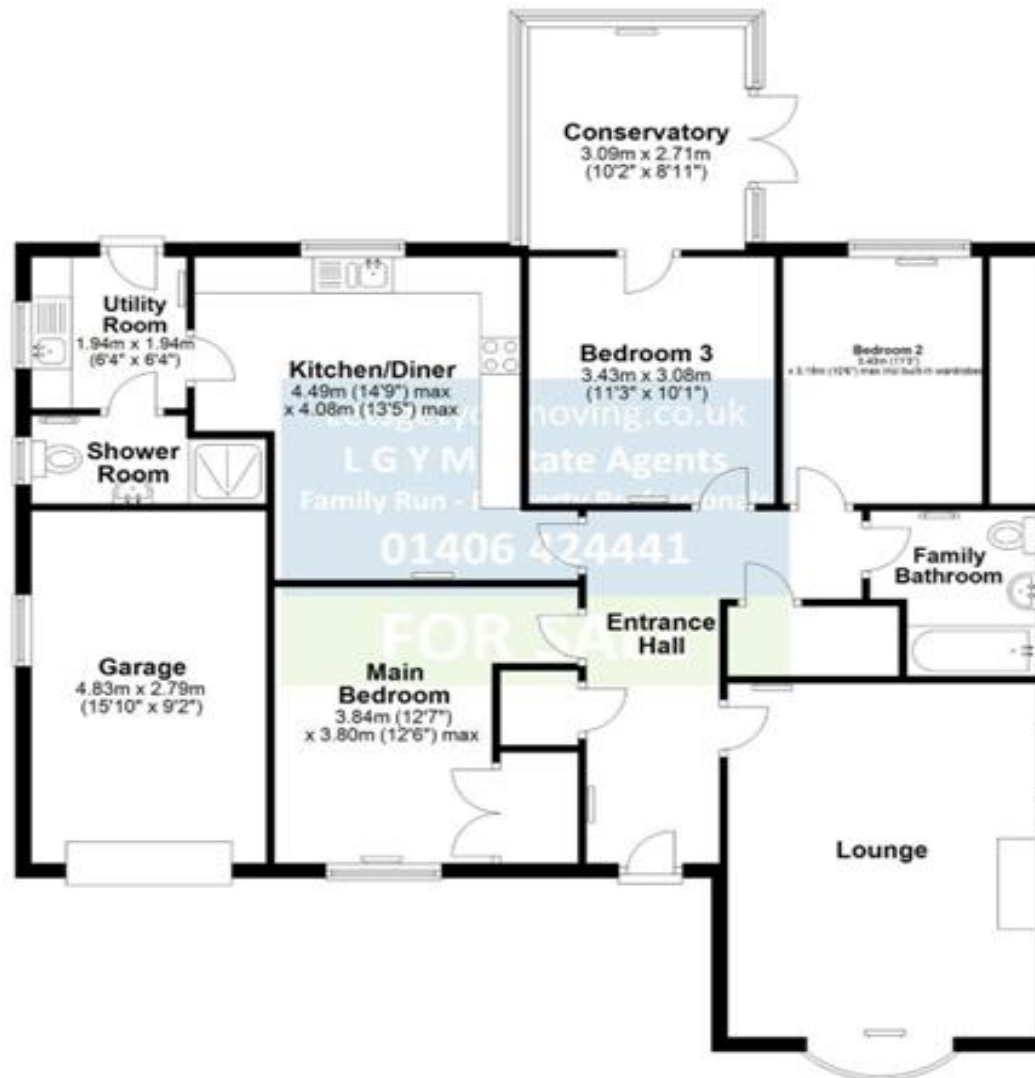
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## Ground Floor

Approx. 122.1 sq. metres (1314.1 sq. feet)



Total area: approx. 122.1 sq. metres (1314.1 sq. feet)

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

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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