



Woad Lane, Long Sutton £229,995

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



Discover this charming 1950's bungalow located just outside of Long Sutton, offering picturesque field views from the front. This three-bedroom detached bungalow is set on approximately half an acre, previously used as a flower nursery. The plot offers potential for extension, subject to the usual planning permissions. The property features certified private drainage (2025) and a serviced oil-fired boiler. The accommodation includes an entrance porch, entrance hall, three bedrooms, family bathroom, lounge, kitchen with walk-in pantry, conservatory, and boiler room. Outside, there is a coal house and an outside WC. The front garden is enclosed with hedging, a lawn area, and well-stocked flower and shrub borders. Gated access to the driveway leads to the rear, providing ample off-road parking. The rear garden is enclosed with mature conifer hedging, a lawn area, flower and shrub borders, and fruit bushes and greenhouse. The grounds also include a water supply and an outside tap. Viewing is highly recommended.

Call us anytime on 01406 424441 to arrange your viewing.

Accommodation Comprises:

Entrance Porch

Entrance door with stained glass leaded insert with fan light window above to:

Entrance Hall

Picture rail, smoke alarm, telephone point, radiator, door to:

Main Bedroom 3.32m x 3.00m (10'11" x 9'10")

Original art deco open fireplace, picture rail, radiator, double glazed window to front aspect.

Bedroom 2 3.33m x 3.01m (10'11" x 9'11")

Original art deco open fireplace, picture rail, radiator, double glazed window to front and side aspects.

Bedroom 3 3.33m x 3.03m (10'7" x 9'11")

Original art deco open fireplace, picture rail, radiator, double glazed window to rear aspect.

Family Bathroom

Fitted with a three-piece coloured suite comprising: Deep panel bath with tiled surrounds, fitted Triton electric shower over, pedestal wash hand basin, low level WC, access to loft space, PVCu double glazed opaque window to rear aspect.

Lounge 3.33m x 3.32m (10'11 x 10'11)

Original art deco tiled open fireplace, radiator, door to built in airing cupboard housing hot water cylinder with linen shelving, wall mounted timer, radiator, double glazed window to side aspect.

Kitchen 2.43m x 2.17m (8' x 7'1)

Fitted with a matching range of floor standing units with worktop space over, one and a quarter bowl stainless steel sink unit, electric point for cooker, original tiled flooring, single glazed latch window to side, part glazed door to conservatory, door to:

Walk in Pantry

Fitted with a range of storage shelving, power point, original tiled flooring double glazed window to side aspect.

Conservatory 4.62m x 2.40m (15'2 x 7'10)

Of brick construction to PVCu double glazed units with vent opening windows, light point connected, polycarbonate roof, PVCu double glazed doors to front and rear exit, door to:

Boiler Room 2.44m x 2.24m (8' x 7'4)

Wall mounted storage cupboards, floor mounted oil-fired central heating boiler servicing heating and domestic hot water, double glazed window to side aspect.

Outside:

The front garden is enclosed with hedging, a lawn area and well-stocked flower and shrub borders. Pathway leads to the main entrance door and to the side. Gated access to the driveway leads to the rear, providing ample off-road parking. The rear garden is enclosed with mature conifer hedging, a lawn area, flower and shrub borders, and fruit bushes. The grounds also include a water supply and an outside tap, Brick built coal house and an outside WC.

Directions:

Leave our Church Street office and head over the lights onto Boston Road South, at the roundabout turn right onto the A17, continue along to Gedney, at the round about 2nd left heading for Long Sutton. Once passed through the town centre take the left turn onto Roman bank, then right onto Woad Land where the property can be located on the right-hand side. For satellite navigation the property postal code is PE12 9EW.

Council Tax Banding

B – £1713.48 South Holland District Council.

EPC: F – (Potential C)

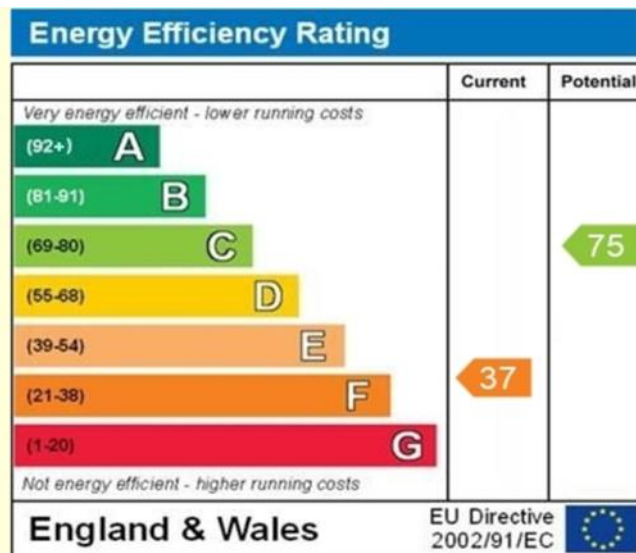
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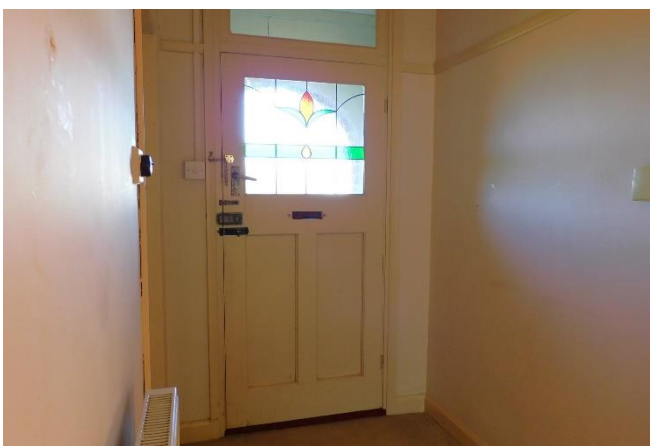
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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.

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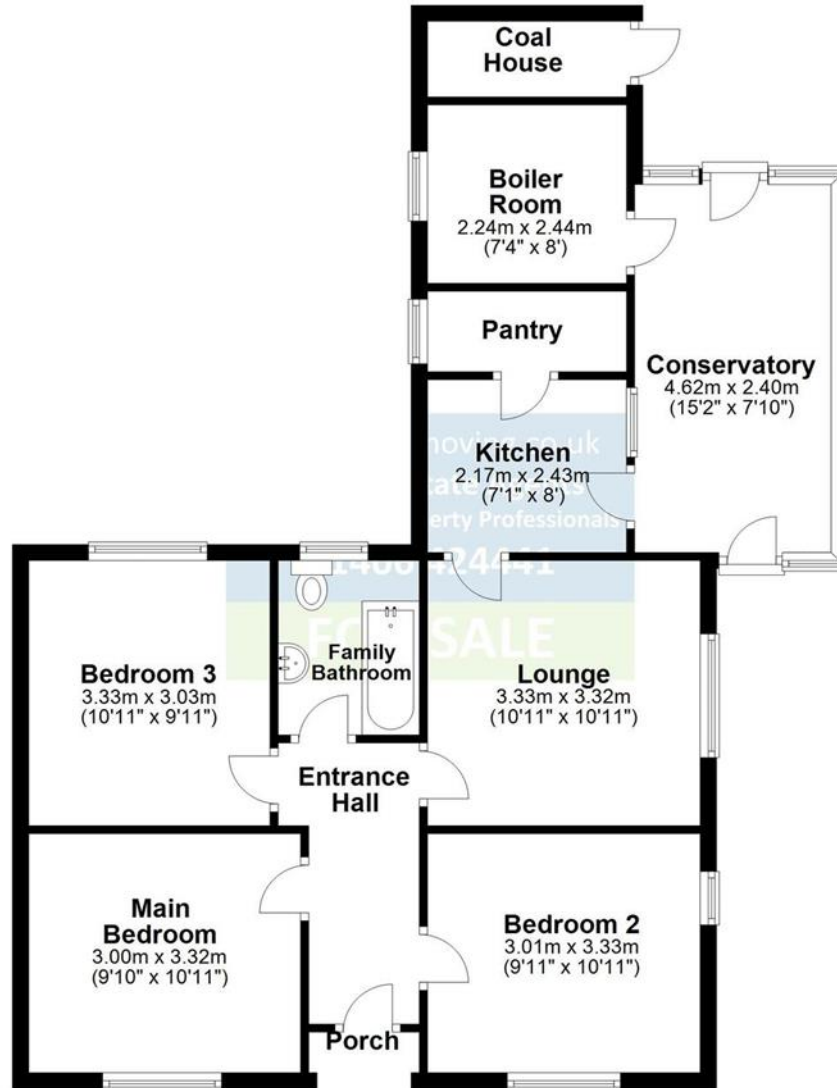
Energy Performance
Certificates (EPC)

RICS Valuations



Ground Floor

Approx. 80.8 sq. metres (870.0 sq. feet)



Total area: approx. 80.8 sq. metres (870.0 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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The advertisement features a warm, golden-hour scene of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. To her left, a stack of cardboard boxes is visible. In the background, a man and a woman are walking towards the camera, each carrying a box. They are standing in a doorway, looking out onto a bright, sunny day. The overall atmosphere is one of excitement and new beginnings.