



Offers in the region of £350,000 Freehold



## 44 Woad Lane, Long Sutton, Lincolnshire, PE12 9EW

An exceptionally spacious and neatly presented 3-bedroom detached bungalow in a semi-rural but not isolated location with idyllic farmland views, just 1 mile from the town centre and its amenities.

Internally, the open-plan kitchen/diner is the real heart of the home, with all other rooms accessible from it. The kitchen itself boasts ample cupboards and worksurfaces, but the separate utility room provides a second sink and lots more storage too. The bright-and-airy living room with patio doors leading to the garden is a lovely room for the family to gather in, whilst the sun room is the perfect place for relaxing with a book or simply enjoying the garden views. Off the kitchen are three double-bedrooms, all benefiting from built-in wardrobes. The master bedroom has an en-suite bathroom with a 4-piece suite - your own private space in which to unwind after a busy day, whilst the other rooms can make use of the family bathroom.

Externally, to the front of the property is a pretty lawned garden with established flower beds, and a gated gravel driveway providing secure off-road parking. The carport provides covered parking for 1 vehicle. The garage offers ample space for one vehicle, along with storage/workshop space. Pedestrian gates at each side of the bungalow provide access to the rear garden. To the rear of the property is an established and cared-for garden, accessible from the garage, living room, sun room and utility room. It is enclosed by fencing and hedging. There is an expansive patio area which spans the width of the bungalow, ideal for outside dining/entertaining or relaxing. The manicured lawn is bordered by established shrubs, bushes, trees and planting. The wooden shed provides space for gardening tools/equipment.

Contact us to arrange a viewing if you're looking for a quiet retreat in a convenient location.

## LONG SUTTON



