



LONG SUTTON

The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Boots, Health Centre, Library, Frommengers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby Town of Sutton Bridge also offers a challenging Golf Course along with the Sir Peter Scott Walk.

Situated in a sought-after town location, this charming home places you within easy reach of local amenities, schools, and transport links—making it a fantastic choice for convenience and lifestyle.

To the front of the property, a gravel driveway provides multiple off-road parking spaces, adding convenience to this already impressive home.

To the rear, a large garden offers plenty of room for outdoor enjoyment, gardening, or future landscaping potential.

Upstairs, 3 large double bedrooms and a single bedroom provide ample accommodation, ideal for growing families or those needing flexible space for a home office.

The home boasts two inviting reception rooms, perfect for both family life and entertaining guests. Each room showcases characterful details that reflect the property's rich heritage.

a practical layout for modern living.

132 London Road, Long Sutton, Lincolnshire, PE12 9EE



Offers in the region of £260,000 Freehold

Porch

4'1" x 3'8" (1.27 x 1.13)
Wooden glazed doors. Light. Tiled floor.

Entrance Hall

29'5" x 6'1" (max) (8.97 x 1.87 (max))
Coved and textured ceiling. Wooden part glazed door. Wall lights. Power points. Rad. Tiled floor. Stairs to first floor.

Living Room

14'2" x 19'5" (4.33 x 5.93)
Coved and textured ceiling. Centre ceiling rose. Large double-glazed bay window to front. Multi-fuel burner with ornate surround, mantle and plinth. Wall lights. Power points. Radiator. Solid wood floor.

Dining Room

14'0" x 12'2" (4.28 x 3.72)
Coved and textured ceiling. Picture hanging rail. Double-glazed French doors to garden. Wall-mounted feature electric fan heater. Power points. Radiator. Tiled floor.

Kitchen

15'7" x 11'8" (4.75 x 3.56)
Coved and textured ceiling. Inset ceiling lights, Part double-glazed door to garden. Double-glazed window to side. Fitted 'Country' kitchen. Ceramic twin sink and drainer. 'Belling' range cooker with extractor over. Centre island. Space and plumbing for washing machine. Space for tumble dryer. Spaces for tall fridge freezer. Tiled splashbacks. Power points. Radiator. Tiled floor.

Utility Room

8'3" x 4'5" (2.53 x 1.36)
Coved ceiling. Inset ceiling lights. Tall storage cupboards. Power points. Tiled floor.

Cloakroom

4'4" x 3'1" (1.33 x 0.96)
Inset ceiling lights. uPVC double-glazed window to side. Low-level WC. Wall-mounted hand basin. Towel rail. Part-tiled walls. Tiled floor.

Landing 1

15'5" x 3'0" (4.71 x 0.92)
Wall light.

Bedroom 1

14'7" x 12'2" (max) (4.45 x 3.73 (max))
Textured ceiling. uPVC double-glazed window to front. Built-in wardrobe. Radiator.

Bedroom 2

14'0" x 12'2" (4.29 x 3.72)
Textured ceiling. uPVC double-glazed sash window to rear. Radiator.

Bedroom 3

12'2" x 8'5" (3.72 x 2.58)
Textured, slightly sloped ceiling. uPVC double-glazed window to side. Radiator.

Bedroom 4

11'2" x 6'4" (3.41 x 1.94)
uPVC double-glazed window to front. Radiator.

Bathroom

8'3" x 5'2" (2.52 x 1.60)
Textured and coved ceiling. Inset ceiling lights. uPVC double-glazed privacy glass window to rear. Panelled jacuzzi bath with electric 'Triton' dual head shower over. Vanity basin and hidden cistern unit. Cupboard housing 'Vitodens 100' wall hung boiler. Wall lights. Radiator.

Landing 2

10'7" x 3'10" (3.23 x 1.191)
Loft access. Ceiling rose. Wall lights. Radiator.

Outside

To the rear, a fully enclosed garden is laid to lawn with a patio area—ideal for outdoor relaxation. The space is decorated with mature trees, bushes, and a variety of plants. Brick store (3.84 x 2.80) with worktop, power and lighting. Outdoor tap. BBQ grill. Gate to rear. To the front of the property a gravel driveway offering off-road parking spaces for multiple vehicles.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax

Council Tax Band B. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

EPC Rating D. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating.

Mobile Phone Signal

EE - Variable in-home, good outdoor
02 - Good in-home and outdoor
Three - Good (outdoor only)
Vodafone - Variable in-home, good outdoor

Visit the Ofcom website for further information.

Broadband Coverage

Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

Directions

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359. Continue for 0.5 miles, where the property is located on the right-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.