

LONG SUTTON

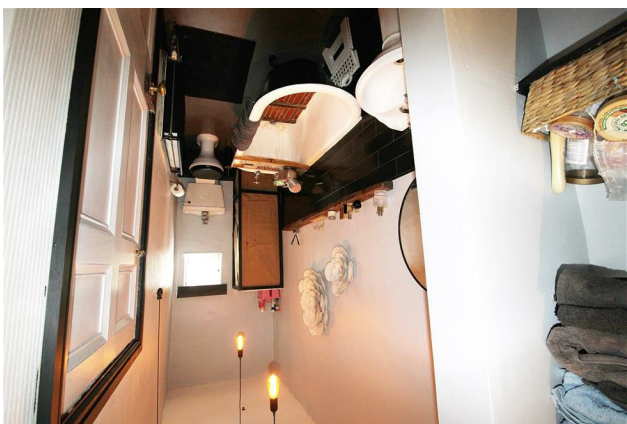
The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger town of Spalding is approximately 6 miles away and the North Norfolk coast is just a 45-minute drive.

An established Grade II Listed, Georgian, 5+ bedroom townhouse, built in c.1820, providing a wealth of charm and character throughout with its preserved period features. Conveniently located within walking distance of the town centre and its amenities, this property benefits from spacious and flexible accommodation spread over 4 floors. To the basement is a kitchen, utility room and cloakroom, as well as an impressive family room with multi-fuel burning stove, ideal for relaxing and/or dining. The ground floor offers a formal living room with feature 'Oriel' window, and the fifth bedroom, which could alternatively serve as a home office/smg. To the first floor are 3 bedrooms and the family bathroom with a 4-piece suite including a roll-top bath. To the second floor/attic is a bedroom with exposed beams and an exposed brick wall benefiting from a dressing area, providing ample space for conversion to 2 double bedrooms. Outside, the front of the property has a gravelled area with ornate metal fencing, and an arched covered passage-way leads to the main entrance, beyond which a wooden pedestrian gate provides access to the fully enclosed rear garden. The rear garden is well-established with mature trees and plants. Partly laid to lawn, with a rustic brick patio, raised planters/veg patch and benefiting from a wooden storage shed, it offers a peaceful and private retreat. Unrestricted on-road parking is available to the front of the property.

4 London Road, Long Sutton, Lincolnshire, PE12 9EA



Offers in the region of £320,000 Freehold



Ground Floor:**Entrance Hall**

Wooden front door. Solid wood floor. Stairs to first floor and stairs to basement.

Living Room

18'5" max x 12'11" (5.63 max x 3.96)

Wooden sash window and a feature 'Oriel' window (circular, bay-style window with leaded and stained glass) to front. Cast-iron open fireplace with wooden mantle inset on tiled base. Fitted shelving. Radiator. 3 x double power points.

Bedroom 5

10'10" min x 10'5" (3.32 min x 3.19)

Offering potential for use as a study/snug. Wooden, part-glazed French doors to rear. Shelved storage cupboard. Radiator. 2 x double power points. Solid wood floor.

Basement:**Family Room**

18'4" max x 14'10" (5.61 max x 4.54)

Providing living/dining space. Coved ceiling. Downlights. Wooden leaded window to rear. Wooden door to garden. Multi-fuel burning stove. Radiator. 3 x double power points. Stairs to ground floor. Original brick floor. Opening to kitchen.

Kitchen

13'3" max x 8'0" max (4.06 max x 2.44 max)

Coved ceiling. Ceiling light. Wooden leaded window to front. Fitted range of base units with wooden worktops over and tiled splashback. Ceramic butler sink with coordinating freestanding drainer. Wall-mounted spice rack. Space for free-standing electric cooker with fitted extractor hood over. Space and plumbing for dishwasher. Space for tall fridge-freezer. Radiator. 4 x double power points. Tiled floor. Opening to utility room.

Utility Room

4'9" x 4'8" (1.47 x 1.43)

Coved ceiling. Downlights. Fitted worktop with shelving over and space and plumbing for washing machine and space for tumble dryer under. 1 x double power point. 1 x single power point. Tiled floor.

Cloakroom

4'10" x 3'0" (1.48 x 0.93)

Coved ceiling. Downlights. 2-piece suite comprising a low-level WC and a pedestal hand basin with tiled splashback. Extractor fan.

First Floor:**Landing 1**

Arched wooden sash window to rear.

Bedroom 1

13'5" x 13'0" max (4.09 x 3.98 max)

Wooden sash window to front. Ceiling light pendant. Decorative open fireplace. Radiator. 3 x double power points. Built-in wardrobe. Solid wood floor.

Bedroom 2

10'11" x 10'10" (3.35 x 3.31)

Wooden sash window to rear. Radiator. Feature open fireplace. Storage cupboards. 2 x double power points. Solid wood floor.

Bedroom 3

9'6" max x 9'4" (2.91 max x 2.85)

Wooden sash window to front. Ceiling light pendant. Radiator. 3 x double power-points.

Bathroom

16'1" x 4'1" (4.92 x 1.26)

Wooden window to rear. Four-piece suite comprising low-level WC, pedestal hand basin, freestanding roll top bath and shower cubicle with dual-headed mains fed shower. Radiator. Wall-mounted 'Viessmann' combi-boiler. Tiled floor.

Second Floor:**Landing 2**

Low sloping ceiling.

Bedroom 4

21'9" max x 13'11" max (6.65 max x 4.25 max)

Providing possibility for conversion to 2 bedrooms. Apex sloping ceiling with exposed beams. Wooden window to rear. Exposed brick feature wall. Radiator. 2 x double power points. Solid wood floor.

Dressing Room

6'7" x 4'1" (2.03 x 1.27)

Downlight. 1 x double power point.

Outside

The front of the property has a gravelled area with ornate metal fencing. An arched covered passage-way with security lighting leads to the main entrance, beyond which a wooden pedestrian gate provides access to the fully enclosed rear garden. The rear garden is well-established with mature trees and plants. Partly laid to lawn, with a rustic brick patio, raised planters/veg patch and benefitting from a wooden storage shed, it offers a peaceful and private retreat. Unrestricted on-road parking is available to the front of the property.

Council Tax

Council Tax Band A. Please contact South Holland District Council for more information on the Council Tax (01775 761161)

Energy Performance Certificate

This property is exempt from certification.

Services

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

Please note that all plumbing related to the Kitchen/Utility Room and Downstairs Cloakroom are connected to a Saniflo system.

Central heating type - Gas central heating

Mobile phone signal coverage can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband coverage can be checked using the following links –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links -

www.gov.uk/check-long-term-flood-risk

www.gov.uk/request-flooding-history

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

Directions

From our office, head south-east on High Street/B1359 for approximately 500 yards and the property can be 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.