



## LONG SUTTON

Prepare to be amazed by this individually built and immaculately presented 4-bedroom detached house, conveniently located within walking distance of the amenities of Long Sutton. Offering an abundance of space suited to modern living, whilst oozing homely cottage-style charm, it is bound to appeal to a plethora of people searching for an exceptional property to make their home.

Downtstairs, the entrance hall provides a welcoming space, off which is a bright-and-airy dual-aspect living room with a stunning stone fireplace housing the log-burning stove, a cosy dining room which currently serves as a snug, and the spacious open-plan kitchen/diner boasting a beautiful 'Lacanche Fourniaux de France' range-style cooker and French doors to the garden. Further from the kitchen is a separate utility room with a store room which previously served as a downstairs cloakroom with plumbing still in situ. Completing the ground floor, the original office has been converted to create a large wet room. With underfloor heating with individual controls for each room throughout the ground floor, you can tailor the temperature to suit your needs.

Upstairs, the master bedroom suite, with its dressing area and contemporary en-suite shower room, provides a private space to relax and unwind at the end of the day. The 3 further double bedrooms are served by the stylish 4-piece bathroom with its feature roll-top bath set in the dormer window being a real focal point.

The property sits centrally on its plot, with wrap-around gardens. To the front and one side of the property is a hedged, lawned garden with a central oak tree. The low-maintenance rear garden is laid to patio and is enclosed by picket fencing which provides security for children/furry friends while not infringing on tranquil the views of the pond and its resident wildlife. To the other side of the property is a gated block-paved driveway and a detached garage with power and lighting which provides parking and storage space.

## 14a Station Road, Long Sutton, Lincolnshire, PE12 9BP



## Offers in the region of £395,000 Freehold



Entrance Hall

Enter through the brick and oak porch, benefitting from lighting, into the welcoming entrance hall comprising: Coved ceiling. Ceiling light pendant. Composite door with double-glazed stained glass window to the front. 2 x uPVC double-glazed windows to the front. Double power-point. BT point. Wood flooring with carpeted stairs to first floor.

Living Room

20'6" x 11'11" (6.25 x 3.64)  
Coved ceiling. Ceiling light. uPVC double-glazed window to the front. uPVC double-glazed French doors to the rear. Log-burner set on a stone hearth with a brick surround and coordinating stone mantle. 5 x double power-points. TV point. Heating thermostat. Carpet flooring.

Kitchen/Diner

23'11" x 11'3" (7.29 x 3.44)  
Coved ceiling. Inset ceiling lights and additional ceiling light. uPVC double-glazed window to the rear. uPVC double-glazed French doors to the rear. Fitted range of matching wall units with under unit lights and base units with a solid wood worktop over with an inset 1 and 1/2 bowl ceramic sink with drainer with a stainless steel mixer tap. Integrated dishwasher. Freestanding 'Lacanche Fourneaux de France' cooker with a 2 ovens, an oven/grill and a 5 burner gas hob. Freestanding 'Hisense' American-style fridge-freezer. 6 x double power-points. Single power-point. Additional power-points for appliances. TV point. Tile flooring

Utility Room

10'5" (max) 6'2" (min) x 9'10" (3.20 (max) 1.88 (min) x 3.00)  
Coved ceiling. Inset ceiling lights. Extractor fan. uPVC double-glazed window to the side. Composite door with double-glazed stained glass window to the rear. Fitted range of matching wall and base units with a worktop over with an inset stainless steel sink and drainer with a stainless steel mixer tap. Under-counter space and plumbing for a washing machine. Floor-standing water softener. 'Worcester' boiler concealed in wall unit. Alarm control panel. Heating thermostat and heating/hot water control. Wall-mounted consumer unit. 2 x double-power points. Tile flooring.

Store

5'9" x 3'1" (1.76 x 0.95)  
Previously a cloakroom. Coved ceiling. Inset ceiling lights. uPVC double-glazed privacy window to the rear. Extractor fan. Tile flooring.

Wet Room

9'6" x 5'8" (2.92 x 1.73)  
Previously an office. Coved ceiling. Ceiling light. uPVC double-glazed window to the front. High-level WC. Wall-mounted hand basin. Mains fed shower with a shower curtain. Part-tiled walls. Resin wet room flooring.

Dining Room/Snug

11'10" x 8'7" (3.61 x 2.64)  
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. 4 x double power-points. TV point. BT point. Heating thermostat. Wood flooring.

Landing

Gallery landing with American oak bannister and handrail. Ceiling light pendant. Loft hatch. Smoke detector. uPVC double-glazed dormer window to the front. Airing cupboard housing a hot water cylinder with shelving. Radiator. Thermostat. 2 x double power-points. Carpet flooring.

Bedroom 1

11'10" x 11'8" (3.62 x 3.58)  
Sloped ceiling. Inset ceiling lights. uPVC double-glazed dormer window to the rear. Fitted wardrobes providing hanging and shelving space with a coordinating chest of drawers. Radiator. 3 x double power-points. BT point. Carpet flooring.

Dressing Room

8'5" x 7'3" (max) 4'0" (min) (2.58 x 2.22 (max) 1.23 (min))  
Sloped ceiling. Inset ceiling lights. Loft hatch. uPVC double-glazed domer window to the rear. Storage cupboard with shelving. Built-in wardrobe providing shelving and hanging space. 2 x additional sloped storage cupboards with shelving. Radiator. Double power-point. Carpet flooring.

En-Suite

9'6" x 7'2" (2.91 x 2.19)  
Sloped ceiling. Inset ceiling lights. uPVC double-glazed dormer window to the front. Low-level WC. Double vanity basin unit. Walk-in shower enclosure with a mains-fed shower. Heated towel rail. Fully tiled walls. Tile flooring.

Bedroom 2

12'0" x 8'2" (3.66 x 2.51)  
Sloped ceiling. Ceiling light pendant. uPVC double-glazed dormer window to the rear. Built-in wardrobe with a hanging rail and shelving. Radiator. 3 x double power-points. TV point. BT point. Carpet flooring.

Bedroom 3

11'11" x 9'9" (3.65 x 2.98)  
Sloped ceiling. Ceiling light pendant. uPVC double-glazed dormer window to the front. Built-in wardrobe with a hanging rail and shelving. Radiator. 3 x double power-points. TV point. BT point. Carpet flooring.

Bedroom 4

11'11" x 8'5" (3.65 x 2.57)  
Sloped ceiling. Ceiling light pendant. uPVC double-glazed dormer window to the front. Radiator. 3 x double power-points. TV point. BT point.

Bathroom

11'6" (max) x 8'1" (max) (3.53 (max) x 2.47 (max))  
Sloped ceiling. Inset ceiling lights. uPVC double-glazed dormer window to the rear. 4-piece suite comprising a low-level WC, a pedestal hand basin, a freestanding roll-top bath with wall-mounted bath taps and a corner shower cubicle with a mains-fed shower. Fully tiled walls. Tile flooring.

Outside

The property sits centrally on its plot, with wrap-around gardens. To the front and one side of the property is a hedged, lawned garden with a central oak tree. The low-maintenance rear garden is laid to patio and is enclosed by picket fencing which provides security for children/furry friends while not infringing on tranquil the views of the pond and its resident wildlife. The wooden summer house provides shelter in which to relax and enjoy a drink/read a book, whilst the raised planters provide space for bedding plants/shrubs. The front and rear gardens both benefit from outside power-points and lighting. To the other side of the property is a gated, block paved driveway providing off-road parking for several vehicles, with further space in the detached garage.

Garage

18'9" x 12'11" (5.74 x 3.95)  
American oak electric doors. Composite pedestrian door to garden. 5 x light pendants. Boarded loft space. Fitted workbench. 4 x double power-points.

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.

Amenities

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 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 small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

Council Tax

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

Energy Performance Certificate

EPC Rating C. 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

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

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

Broadband Coverage

Broadband coverage can be checked using the following link –

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

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. For further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Bull Lane. Take a slight left onto Trafalgar Square/B1390 and continue to follow the road which turns into Station Road/B1390. 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.



Total floor area 189.2 m² (2,037 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

**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.