



THE STORY OF

86a Gedney Road

Long Sutton, Lincolnshire

SOWERBYS



THE STORY OF

86a Gedney Road

Long Sutton, Lincolnshire
PE12 9JU

Sold With No Upward Chain

Sitting on a Plot that Measures 1.8 Acres (STMS)

Underfloor Heating Throughout the Ground Floor

Open-Plan Kitchen/Breakfast
Room and Dining Room

Sitting Room with Space for a Log-Burner

Separate Study and Dayroom

Four Double Bedrooms, Three
with Built-In Wardrobes

En-Suite and Walk-In Dressing
Room to Principal Bedroom

Double Garage, Store-Barn and
Ample Off-Road Parking

Long Sweeping Driveway and Electric Gates

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Located at the end of a long, sweeping drive behind electric gates, 86a Gedney Road offers the tranquillity and privacy one desires. Hidden from the main road, this property has been a serene retreat for the current owners.

Built to their specifications, this home has been the backdrop for many happy memories over the past decade. It has served as the perfect family residence, with ample space both inside and out for everyone to enjoy. Additionally, the generous space has allowed the current owner to run their own business comfortably. The property's rural location offers beautiful walks right at the doorstep and is within walking distance to the town centre.



As you step inside the property, its true charm is revealed. The heart of the home is undoubtedly the open-plan kitchen/breakfast room and dining area. The kitchen is beautifully appointed, with a central island that enhances its sociable atmosphere, making it a perfect space for family gatherings and quality time together. With stunning views of the rear garden and the fields beyond, this room truly stands out as the place to be.

For those seeking private space, the separate sitting room is the perfect retreat for late evenings. Additionally, the separate study and day room/snug provide ideal areas for working from home.



We'd describe our home as spacious, comfortable and versatile.





On the upper level, the same spaciousness and brightness continue. From the large landing, you can access all four double bedrooms and the family bathroom. The main bedroom features a walk-in wardrobe and an en-suite bathroom. The views from the bedrooms are superb, particularly those overlooking the rear.

The outside space is designed for low maintenance. At the front, the double garage and gravel drive offer ample parking. In the rear, a large store-barn provides an excellent space for running a home business. The patio area is ideal for summer BBQs, while the lawns are perfect for burning off extra energy.

This stunning home boasts a superb design, spacious and bright interiors, rural views, and versatile spaces to cater to a variety of needs and wants.





Our home has been great for large parties - you could have a wedding here!

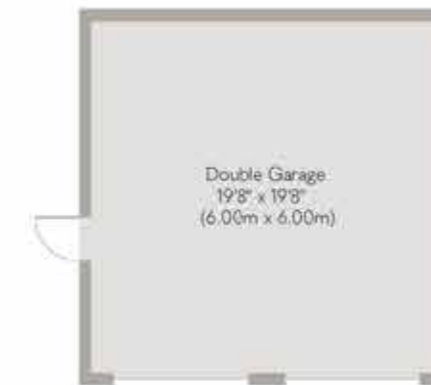




Ground Floor
Approximate Floor Area
1589 sq. ft.
(147.59 sq. m)



First Floor
Approximate Floor Area
1307 sq. ft.
(121.40 sq. m)



Garage
Approximate Floor Area
387 sq. ft.
(36.00 sq. m)



Outbuilding
Approximate Floor Area
1,085 sq. ft.
(100.80 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2023 | www.houseviz.com

Long Sutton

HISTORIC, VIBRANT AND OFFERS PICTURESQUE SURROUNDINGS



The charming market town of Long Sutton is known for its historical significance, vibrant community life, and picturesque surroundings.

The town benefits from St. Mary's Church, which dates back to the 13th century and features impressive architecture and historical artifacts. The market square is a great spot to soak in the local atmosphere and find fresh produce with weekly markets. Finally, the District Civic Society offers insights into the town's history through exhibits and guided tours.



Locally, there are lovely scenic walks along the River Welland or through the countryside surrounding Long Sutton. For golf enthusiasts, there is a well-regarded golf course, as well as local shops offering unique goods and traditional pubs.



Just under 14 miles away is Spalding, offering additional shopping and dining. The lovely town of Wisbech is just under 10 miles away from Long Sutton and is known for the famous Peckover House and Gardens.

Long Sutton is accessible by car via the A17 and A1101 roads. It's also served by local bus routes connecting it to nearby towns and cities. Essential amenities such as supermarkets, pharmacies, and healthcare facilities are readily available within the town.



Note from the Vendor



“The house has such a cosy feeling, without ever feeling small.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref: 8215-7339-3840-9162-8996

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///flanked.node.simmer

AGENT'S NOTE

Uplift on land to the rear for 50% if developed.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

