



THE STORY OF

# 54 Roman Bank

*Long Sutton, Lincolnshire*

SOWERBYS



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Long Sutton, Lincolnshire  
PE12 9LB

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Three Bedroom Home with an  
Additional One Bedroom Annexe

Mature Gardens and Open Lawns with a  
Variety of Trees Approx 1.75 Acres (STMS)

Well-Proportioned Sitting Room and Snug

Versatile Craft/Hobbies Room

Charming Kitchen/Dining Room  
with Garden Views

Spacious Three Double Bedrooms Serviced  
by the Large Family Bathroom

Integral Ground Floor Annexe Perfect  
for Multi-Generational Living

Ground Floor Shower Room and Utility

Multiple Outbuildings Including a Garage,  
Carport and substantial Workshop

Field Views to the Rear

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The three-bedroom main residence, with an additional one-bedroom integral ground floor annexe, captures the essence of countryside living. With mature gardens, open lawns, and various trees that lend privacy and tranquillity, this home is perfect for those seeking serenity and space.

Entering the home, you're greeted by warm, welcoming spaces that hint at the home's rich history. The main residence features a well-proportioned sitting room with a cosy feel, ideal for quiet evenings or lively gatherings. Adjacent is a snug, perfect for relaxation or as a retreat for reading, and a versatile craft room that can inspire creativity for hobbies or projects.

The kitchen/dining room is the heart of the home, providing a charming space for family meals with views out to the garden.

The upper level offers three spacious double bedrooms, with ample room for personal touches, cosy furnishings, and a large family bathroom. Here, mornings start peacefully with views over the beautiful grounds, making it a serene sanctuary to wake up to.

The integral ground floor annexe offers a private sitting room, bedroom, and a small kitchen area, ideal for multi-generational living or guest accommodations. This separate yet connected space provides independence without sacrificing closeness and is well-suited for extended family or visiting friends.

Adding to the home's practicality is a conveniently located ground-floor shower room, perfect for country living or a bustling household. Situated alongside the utility room, this area is cleverly positioned to serve both the main home and the annexe. It is ideal for accommodating family and guests after a day outdoors.



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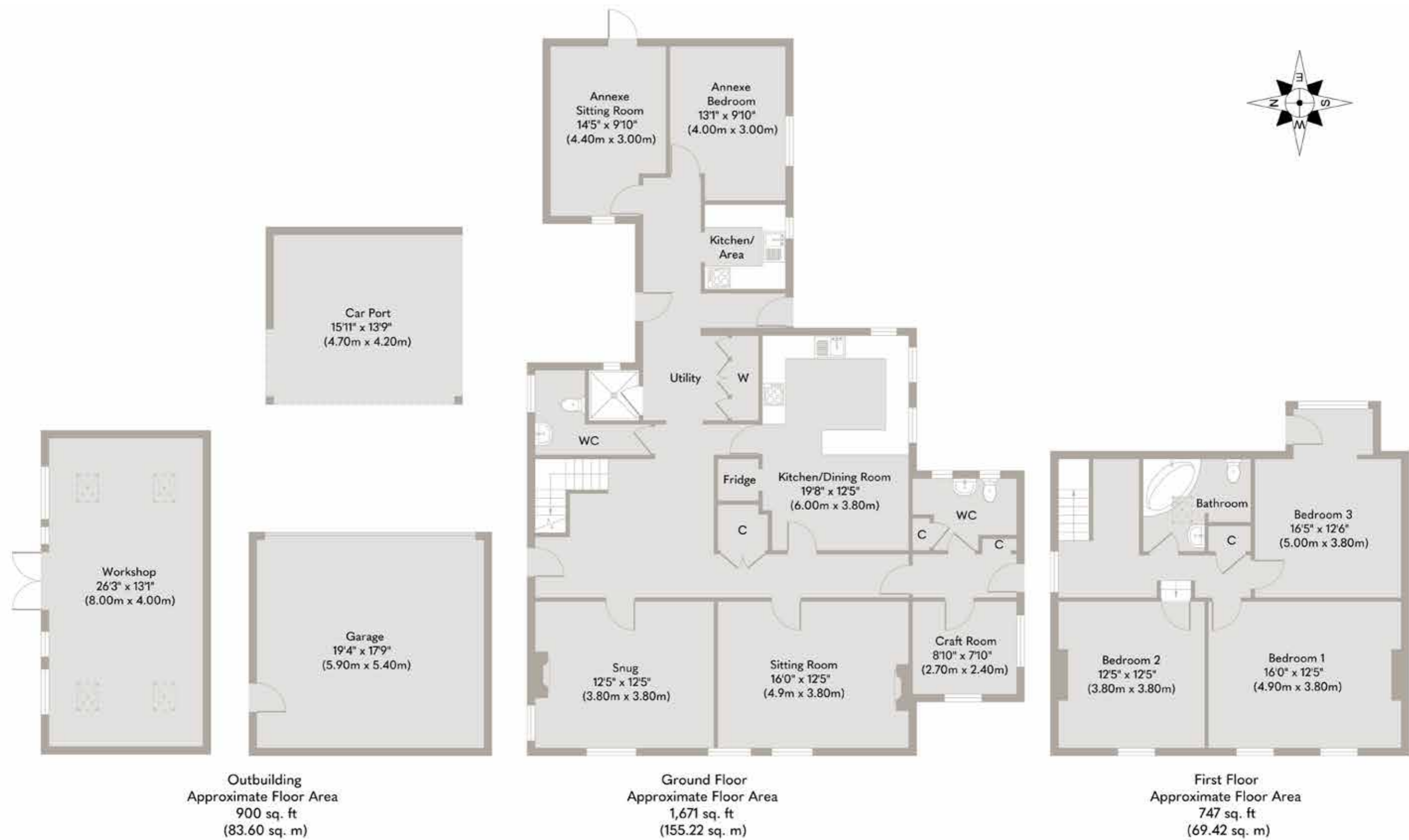


Outside, the property extends its charm with multiple outbuildings, including a garage, carport, and a substantial workshop. These spaces offer endless possibilities—whether for storage, hobbies, or even a future workspace. With field views to the rear, this is a home where one can embrace the rural lifestyle, surrounded by nature and the calming expanse of the countryside. The property sits on a plot of approximately 1.75 acres (STMS)

This Georgian gem combines historic character with the comforts of modern living, inviting you to create lasting memories in a home that truly feels like a retreat from the everyday.

Whether entertaining in the expansive gardens, enjoying peaceful walks among the trees, or simply unwinding in the cosy interior spaces, life at this home promises to be as rich and full as the landscape surrounding it.





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 Sowerbys



“This Georgian gem combines historic character with the comforts of modern living...”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating with underfloor heating throughout the majority of the ground floor living accommodation.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 2167-3944-0209-2264-4204

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: ///round.moving.snug

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# SOWERBYS

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

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