



THE STORY OF

25 Market Street

Long Sutton, Lincolnshire

SOWERBYS



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25 Market Street

Long Sutton, Spalding, Lincolnshire
PE12 9DD

Grade II Listed Georgian Townhouse
with Period Features

Spacious Living Over Four Floors, with
Exciting Potential in the Attic (STPP)

Two Light-Filled Reception Rooms
with Elegant Glazed Doors

South-Facing Walled Garden with Patio and Lawn

Kitchen/Diner Adjoining a
Flexible Study or Playroom

Four Bedrooms and a Large Family
Bathroom on Upper Floors

Off-Road Parking for One Car with
Side Access to the Property

Prime Location in Long Sutton, with
Excellent Schools and Amenities Nearby

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This elegant Grade II listed Georgian townhouse offers a blend of period charm and modern living across three spacious floors. Retaining original features such as fireplaces, high ceilings, and sash windows, it also comes with a spacious attic, previously granted planning permission for conversion, providing excellent potential for future development (subject to necessary consents).

The lower ground floor includes a practical kitchen/diner with direct access to a south-facing walled garden, ideal for outdoor dining or relaxation. Adjoining the kitchen is a flexible space suitable as a study, playroom, or snug. The upper ground floor boasts two light-filled reception rooms connected by glazed doors, offering a versatile layout for everyday living or entertaining.

The upper floors feature four well-sized bedrooms and a family bathroom, ensuring plenty of space for family or guests. The attic presents further opportunities to create additional living areas or bedrooms.

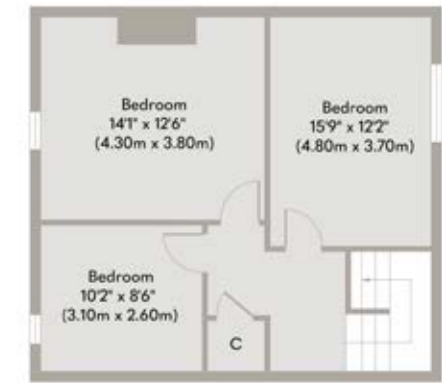
Situated in the heart of Long Sutton, a vibrant market town with excellent amenities, the property combines rural charm with convenience. The Norfolk coastline is a short drive away, and transport links from King's Lynn and Peterborough provide easy access to London.

This Georgian home is rare, combining historic character with modern practicality, in a sought-after location.



...offers a blend of period charm and modern living across three spacious floors.

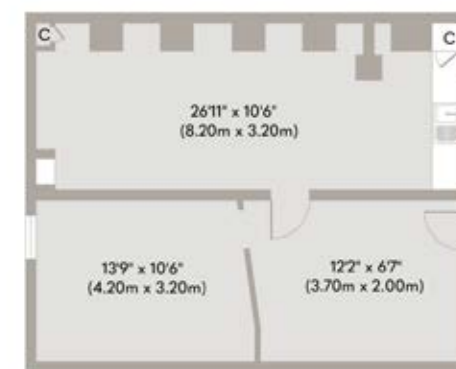




Second Floor
Approximate Floor Area
549 sq. ft
(50.99 sq. m)



First Floor
Approximate Floor Area
549 sq. ft
(50.99 sq. m)



Lower Ground Floor
Approximate Floor Area
574 sq. ft
(53.30 sq. m)



Ground Floor
Approximate Floor Area
645 sq. ft
(59.92 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.

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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 12th 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 Nene 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 13 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



“...the property combines rural charm with convenience.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///fuzzy.audio.earpiece

AGENTS NOTE

The property is Grade II Listed. The Magnolia tree in the rear garden has a Tree Preservation Order. The off-road parking to the rear is accessed by a shared private driveway over which this property has a right-of-way.

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

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