



THE STORY OF

# 37 Little London

*Long Sutton, Lincolnshire*

SOWERBYS



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# 37 Little London

Long Sutton, Lincolnshire  
PE12 9LE

- Sold with No Onward Chain
- Semi Detached House
- Generously Sized Living Room
- Kitchen/Dining Area
- Two Double Bedrooms
- Good Sized Family Bathroom and Ground Floor WC
- Fully Enclosed Rear Garden
- Walking Distance to Town Centre

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This two-bedroom semi-detached house, only six years old, has delivered excellent yields over the past six years, making it a standout investment opportunity. It is in good working order, making it equally suitable as a first home.

The sitting room is bright and airy, providing a welcoming space for socialising, with easy access to the kitchen. The kitchen/dining area, located at the rear of the property, feels like the natural hub of the home. It offers ample storage, generous work surfaces, and convenient access to the rear garden, creating a space where everyone will naturally gather.

Upstairs, both bedrooms are double-sized and share a well-appointed family bathroom.

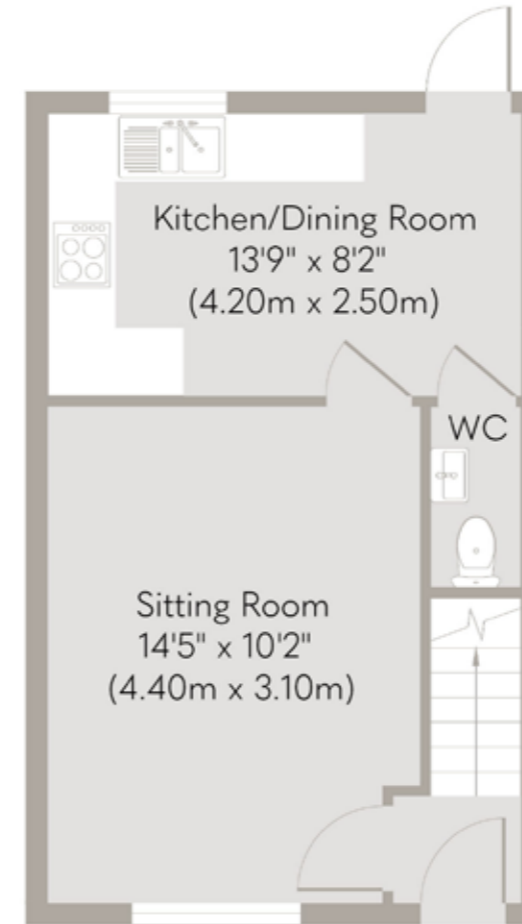
Outside, the property boasts low-maintenance, minimalist landscaping. The front features a softening flower bed, while the rear garden is mostly laid to lawn with a small patio area, perfect for summer barbecues.

This superb investment or first home is in excellent condition and offers generous space both inside and out. It is now ready to welcome new owners.

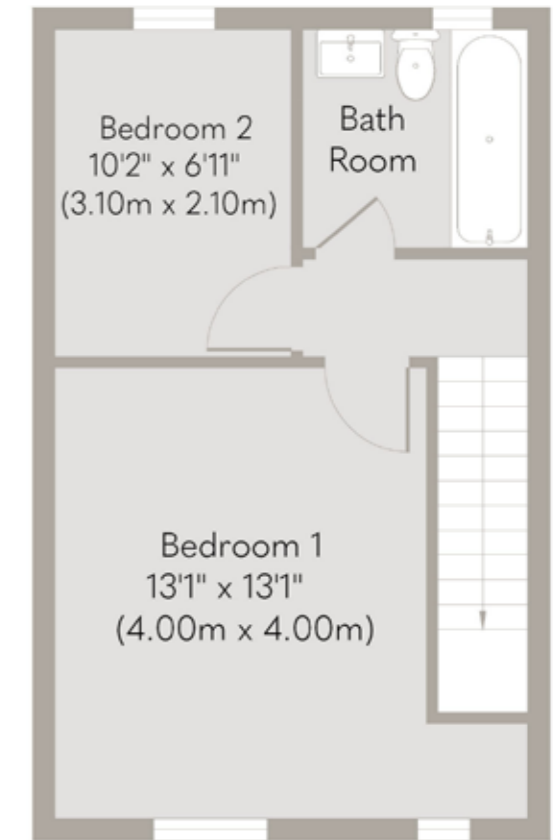


I would describe my home as light, well-situated and relaxed.





Ground Floor  
Approximate Floor Area  
316 sq. ft  
(29.40 sq. m)



First Floor  
Approximate Floor Area  
316 sq. ft  
(29.40 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 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 was built on land, formerly The Peatlings Wine Shop.”



### SERVICES CONNECTED

Mains water, electricity, drainage and gas.

### COUNCIL TAX

Band A.

### ENERGY EFFICIENCY RATING

B. Ref:- 8353-7739-5329-0485-1992

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: ///motor.awakening.styled

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

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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Air Ambulance

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