



**Delph Road, Long Sutton Spalding PE12 9BX**





**welcome to**

**Delph Road, Long Sutton Spalding**

NO CHAIN. This Executive Detached Bungalow is flexible in it's spacious Accommodation with the Benefit of over an ACRE of landscaped Garden STS overlooking farmland. 3 Reception Areas plus Conservatory and 3 Bedrooms. Tandem Double Garage, Space for Motorhome/Caravan and Parking for Multiple Cars



### **Entrance Hall**

'L' shaped Entrance Hall with door to front of property, two radiators and loft access.

### **Lounge**

14' 1" Max x 17' Max ( 4.29m Max x 5.18m Max ) with window to front, sliding patio doors to Conservatory, attractive fireplace with open grate. French doors to Study/Second Sitting Room

### **Dining Room**

8' 2" x 12' 1" ( 2.49m x 3.68m ) having window to rear, two radiators, opening to Study/second Sitting Room, french doors to Conservatory.

### **Study/ 2nd Sitting Room**

8' 3" x 10' 5" ( 2.51m x 3.17m ) having radiator, french doors to Lounge, opening to Dining Room. Door to Hallway.

### **Kitchen**

9' 10" x 14' ( 3.00m x 4.27m ) having extensive range of units at base and wall level, one and half sink, under counter oven, hob and extractor over, dishwasher, worktops and tiled splashbacks. Peninsula unit with breakfast bar. Radiator and window to rear.

### **Conservatory**

9' x 12' ( 2.74m x 3.66m ) brick and UPVC construction, panel heater, french doors and light/fan.

### **Utility Room**

having side entrance door, window, worktop with space for appliances under, radiator and loft hatch.

### **Cloakroom**

having low level WC and wash hand basin, window to rear, half tiled walls and radiator.

### **Inner Hall**

giving access to Study and Kitchen, Cloaks cupboard.

### **Bedroom 1**

10' to front of wardrobes x 11' 10" ( 3.05m to front of wardrobes x 3.61m ) window to front and extensive range of wardrobes, side cabinets and chest of drawers. Radiator.

### **Bedroom 2**

9' 10" x 11' 10" ( 3.00m x 3.61m ) with window to front and radiator.

### **Bedroom 3**

9' 5" x 9' 10" ( 2.87m x 3.00m ) having window to side and radiator.

### **Bathroom**

with double ended bath having shower attachment and central tap, vanity unit incorporating WC. Shower Enclosure, tiled splashbacks. Towel radiator, window to side. Built in Airing Cupboard.

### **Tandem Garage**

10' x 25' ( 3.05m x 7.62m ) having electric roller door, personnel door, workshop area and window to side.

### **Outside**

the bungalow is set in landscaped grounds extending over an acre (STS) with large parking area to the front. Double gate leading to motorhome/caravan parking area. The garden is landscaped with lawns, borders having a wide selection of planting. Pergola seating area with roof and removal side panels. Timber Workshop. Patio seating area to immediate side and rear of property. Farmland to front and rear giving open views.



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welcome to

## Delph Road, Long Sutton Spalding

- Acre plus landscaped Gardens in non estate location
- Detached Executive Bungalow
- Space for Motorhome/Caravan with lots of Parking
- Three Reception Areas plus Conservatory and Three Bedrooms
- Close to Norfolk with Beaches and Woodland Walks

Tenure: Freehold EPC Rating: E

offers over

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST105941 - 0009

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