



Seagate Road, Long Sutton Spalding PE12 9AD

welcome to

Seagate Road, Long Sutton Spalding

STUNNING FOUR BED EXECUTIVE FAMILY HOME. Open plan living, kitchen with central island, DINING AREA, SNUG & LOUNGE with dual aspect log burner, separate study & utility. Family bathroom, DRESSING ROOM & EN-SUITE TO MASTER, downstairs WC. Ample parking, detached double garage & OUTBUILDING/GAMES ROOM



Entrance Hall

having engineered oak flooring and door to dining area.

Kitchen

11' 1" x 17' 6" (3.38m x 5.33m)
having range of units at wall and base level with Quartz surfaces, inset one and half bowl sink. Two integrated electric ovens, 4 ring induction hob with built-in extractor, 2 microwave ovens, dishwasher, full height fridge and freezer. Central island with cupboard and drawer storage and Quartz surface. Bi-folding doors to garden with fitted blinds. Quartz floor tiles, open plan access to dining area and door to:

Utility Room

6' 8" x 4' 8" (2.03m x 1.42m)
space for washing machine and tumble drier. Two built-in cupboards and door to:

Cloakroom

8' 6" x 2' 9" (2.59m x 0.84m)
comprising of low level WC, inset sink, extractor and wall mounted gas boiler.

Dining Room

12' 3" x 12' 2" (3.73m x 3.71m)
having engineered oak flooring, open plan access to lounge and to:

Snug

8' 11" x 7' 10" (2.72m x 2.39m)
having engineered oak flooring

Lounge

11' 3" x 21' 8" (3.43m x 6.60m)
dual aspect log burner with brick chimney and tiled hearth servicing both the Lounge and Dining Room with oak engineered flooring and doorway to:

Inner Hall

stairs to first floor, engineered oak flooring and door to:

Study

8' 4" x 7' 9" (2.54m x 2.36m)

Landing

loft access and doors to all main first floor rooms

Bedroom 1

13' 7" x 12' 6" (4.14m x 3.81m)
French doors to balcony and door to:

Dressing Room

having a range of built-in wardrobes, drawers and shelving. Fitted dressing table and door to:

Ensuite

11' 4" x 7' 7" (3.45m x 2.31m)
comprising of bath with floor mounted mixer tap and shower head, separate shower cubicle with dual head thermostatic shower, low level WC and inset sink. Extractor, heated towel rail, Porcelain tiled walls and floor.

Bedroom 2

11' 4" x 10' 2" (3.45m x 3.10m)
with a range of built-in wardrobes.

Bedroom 3

11' 11" x 8' 4" (3.63m x 2.54m)

Bedroom 4

8' 3" x 8' 2" (2.51m x 2.49m)
having a range of built-in wardrobes and engineered oak flooring.

Shower Room

8' 1" x 7' 10" (2.46m x 2.39m)
comprising of shower cubicle with thermostatic shower, low level WC and inset sink. Extractor fan, heated towel rail and tiled walls.

Outside

the property sits back behind two brick pillars and a brick wall, giving access to an in and out gravel driveway offering off road parking for several cars. The side gate gives access to the rear garden which is enclosed by fencing, the low maintenance garden

is laid to Astro turf with Indian sandstone patio and pathway. There is a raised planter and an undercover seating area outside the outbuilding/games room that also has space for a hot tub

Double Garage

17' 7" x 19' 7" (5.36m x 5.97m)
having 2 electric doors with power and light.

Outbuilding/ Games Room

11' 3" x 22' 11" (3.43m x 6.99m)
comprising of kitchen units, stainless steel single bowl sin, integrated microwave oven and 2 ring hob.

Door leading to:

Shower Room 4'7 x 5'9

comprising of shower cubicle with electric shower, low level WC and inset sink. Extractor, tiled flooring.

Dressing Room

7' 11" x 11' 4" (2.41m x 3.45m)



view this property online williamhbrown.co.uk/Property/LST107060



welcome to

Seagate Road, Long Sutton Spalding

- STUNNING FOUR BEDROOM DETACHED PROPERTY
- OPEN PLAN LIVING WITH KITCHEN, DINING AREA, SNUG & LOUNGE
- SEPARATE STUDY & UTILITY
- FAMILY BATHROOM, EN-SUITE BATHROOM TO MASTER & DOWNSTAIRS WC
- AMPLE PARKING, DETACHED DOUBLE GARAGE & OUTBUILDING/GAMES ROOM WITH SHOWER ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£550,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107060



Property Ref:
LST107060 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk