



**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 )



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## 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

offers in the region of

**£535,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107060 - 0003

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