



Lime Walk, Long Sutton SPALDING PE12 9HG



welcome to

Lime Walk, Long Sutton SPALDING

Three bedroom detached bungalow, FULL PLANNING PERMISSION FOR CONVERSION TO FIVE BEDROOM DORMER. Lounge & kitchen. Family bathroom with FOUR PIECE SUITE. Ample off road parking, oversized garage, OUTSIDE OFFICE WITH SHOWER ROOM & fully enclosed low maintenance rear garden. AVAILABLE WITH NO CHAIN



Entrance Hall

built-in airing cupboard with hot water tank, loft access. Ceramic tiled floor.

Lounge

17' 11" x 13' (5.46m x 3.96m)
feature fireplace with open fire, laminate flooring.

Kitchen

9' 9" x 16' 4" (2.97m x 4.98m)
having range of units at wall and base level, worktops with inset single bowl ceramic sink. Space for electric range with 5 ring induction hob, fridge freezer, washing machine and dishwasher. Integrated extractor. Built-in cupboard with floor standing oil boiler. Ceramic tiled floor.

Bedroom 1

13' 5" Max x 12' 3" Max (4.09m Max x 3.73m Max)
laminate flooring.

Bedroom 2

9' 7" x 10' 6" (2.92m x 3.20m)
laminate flooring.

Bedroom 3

9' 8" x 8' 11" (2.95m x 2.72m)
laminate flooring.

Bathroom

9' 8" x 8' 4" (2.95m x 2.54m)
comprising of bath with shower attachment, separate shower cubicle with electric shower, low level WC and pedestal wash hand basin. heated towel rail, ceramic tiled floor.

Garage

21' 7" x 9' 7" (6.58m x 2.92m)
having up and over door, power and light. Side door to garden.

Outside Office

8' 7" x 8' 4" (2.62m x 2.54m)
fitted skylight, power and light with a tiled floor.

Shower Room 2'11 x 8'3

having single shower cubicle with electric shower, low level WC and sink. Tiled flooring.

Outside

the property has a good sized driveway offering off road parking for several cars. Side access gives access to the rear garden is low maintenance with block paviour with 2 raised timber planters. Enclosed by fencing,

Agents Note

the vendors have had planning permission passed to turn the property into a dormer bungalow. More information can be found on the South Holland council planning portal with the reference H12-0545-21



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Lime Walk, Long Sutton SPALDING

- THREE BEDROOM DETACHED BUNGALOW
- LOUNGE & BREAKFAST KITCHEN
- OFF ROAD PARKING, OVERSIZED GARAGE & OUTSIDE OFFICE WITH SHOWER ROOM
- LOW MAINTENANCE PLOT
- FULL PLANNING PERMISSION FOR CONVERSION TO FIVE BEDROOM DORMER

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107090 - 0003

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