



**The Cherries, Long Sutton Spalding PE12 9DA**



**welcome to**

## **The Cherries, Long Sutton Spalding**

Four bedroom executive detached property, LOCATED ON A PRIVATE ROAD OF ONLY FOUR PROPERTIES. Four reception rooms, kitchen & utility. Family bathroom, TWO EN-SUITE BATHROOMS & downstairs WC. Off road parking, DETACHED DOUBLE GARAGE & beautifully kept WRAPAROUND GARDENS TO FRONT & REAR. Must view!!



### Entrance Hall

having stairs to first floor, solid wood flooring and wall mounted alarm panel

### Lounge

20' 2" x 13' 3" ( 6.15m x 4.04m )  
with Bay window to front, fireplace with electric fire and French doors to garden

### Dining Room

18' 6" max x 12' 9" max ( 5.64m max x 3.89m max )  
having solid wood flooring

### Study

11' 3" x 12' 5" ( 3.43m x 3.78m )  
with fitted cupboards and shelving and solid wood flooring

### Kitchen

15' 9" x 12' 9" ( 4.80m x 3.89m )  
having a range of wall and base units, work surfaces and one and a half bowl stainless steel sink.  
Integrated electric oven, grill, five ring gas hob and stainless steel extractor. Space for dishwasher, central island with two seater breakfast bar and cupboard space, tiled floor, open plan doorway to garden room and door to:

### Utility

8' 9" x 10' 4" ( 2.67m x 3.15m )  
having fitted wall and base units. work surface and single bowl stainless steel sink. Space for washing machine, tumble dryer and fridge freezer. Tiled floor, wall mounted gas boiler and side to garden

### Garden Room

11' 6" x 11' 2" ( 3.51m x 3.40m )  
French doors to garden and tiled floor

### Wc

4' x 5' 8" ( 1.22m x 1.73m )  
comprising two piece suite of WC and pedestal sink. Tiled floor

### Landing

having loft access and built-in airing cupboard with hot water tank

### Master Bedroom

13' 9" x 10' 9" ( 4.19m x 3.28m )  
having a built-in double wardrobe and an additional range of fitted wardrobes with hanging space, shelving and drawers. Door to:

### En-Suite Bathroom

8' 9" x 10' 5" ( 2.67m x 3.17m )  
comprising five piece suite of WC, pedestal sink, Jacuzzi style bath with shower attachment, bidet and double shower cubicle with thermostatic shower. Extractor and tiled floor

### Bedroom 2

13' 1" x 12' 9" ( 3.99m x 3.89m )  
built-in single wardrobe and door to:

### En-Suite Bathroom

5' x 7' ( 1.52m x 2.13m )  
comprising three piece suite of WC, pedestal sink and bath with mixer tap and thermostatic shower over. Extractor, shaving point and tiled floor

### Bedroom 3

11' 5" x 12' 6" ( 3.48m x 3.81m )  
built-in double wardrobe

### Bedroom 4

9' 2" x 13' 4" ( 2.79m x 4.06m )  
having two built-in double wardrobes

### Family Bathroom

8' 5" x 9' 9" ( 2.57m x 2.97m )  
comprising four piece suite of WC, pedestal sink, bath and shower cubicle with dual head thermostatic shower. Extractor, heated towel rail and tiled flooring

### Outside

to the front of the property there is a double width block paved driveway providing off road parking and access to a detached double garage. A lawned garden extends to the right hand side and includes a

range of mature trees and shrubs, with two timber gates leading to the rear garden. Enclosed by timber fencing and hedging, the rear garden features a central lawn with mature borders, two patio areas, an outside tap and a separate area of garden housing a timber shed and greenhouse

### Detached Double Garage

18' 11" x 18' 11" ( 5.77m x 5.77m )  
having two electric roller doors, power, lighting and a side door to garden



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## The Cherries, Long Sutton Spalding

- FOUR BEDROOM EXECUTIVE DETACHED PROPERTY
- FOUR RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM, TWO EN-SUITE BATHROOMS & DOWNSTAIRS WC
- OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- MATURE WRAPAROUND GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107120 - 0002

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