



Little London, Long Sutton SPALDING PE12 9LF

welcome to

Little London, Long Sutton SPALDING

Four bedroom detached family home, WALKING DISTANCE TO THE UNIVERSITY ACADEMY OF LONG SUTTON. Three reception rooms, BREAKFAST KITCHEN & utility. Family bathroom, EN-SUITE & DRESSING ROOM TO MASTER & downstairs WC. Off road parking for 3 cars & fully enclosed garden with CENTRAL LAWN & PATIO AREA



Entrance Porch

3' 1" x 5' 1" (0.94m x 1.55m)
having tiled floor.

Cloakroom

3' 5" x 5' (1.04m x 1.52m)
having low level WC, wash and basin, extractor and tiled floor.

Study

10' 8" x 12' 11" (3.25m x 3.94m)
having brick fireplace with gas fire. Engineered oak flooring and double doors to dining room.

Dining Room

8' 4" x 12' 8" (2.54m x 3.86m)
being open plan to the kitchen and having wood effect vinyl flooring. Currently used as a gym area

Kitchen/Breakfast

15' 1" x 12' 9" (4.60m x 3.89m)
having units at wall and base level, ceramic single bowl sink set into solid oak work surfaces. Integrated double electric range with 6 ring gas hob and extractor. Space for fridge freezer. French doors to garden and tiled floor.

Utility Room

7' 5" x 8' 4" (2.26m x 2.54m)
having range of units at wall and base level, space for washing machine, wall mounted gas boiler and tiled floor.

Lounge

20' 3" x 12' 8" (6.17m x 3.86m)
brick fireplace with gas fire and stairs to first floor.

Landing

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

Bedroom 1

14' 5" x 10' 8" (4.39m x 3.25m)

Dressing Room

6' 2" x 7' 1" (1.88m x 2.16m)

having fitted shelving, hanging space with lighting and radiator.

Ensuite

8' 4" x 7' 1" (2.54m x 2.16m)
having double shower cubicle with electric shower, low level WC and pedestal wash hand basin.
Extractor fan.

Bedroom 2

11' 1" x 12' 10" (3.38m x 3.91m)

Bedroom 3

11' x 12' 9" Max (3.35m x 3.89m Max)

Bedroom 4

8' 7" x 9' 3" (2.62m x 2.82m)

Bathroom

6' x 9' 1" (1.83m x 2.77m)
having bath with shower attachment over, low level WC and pedestal wash hand basin. Fully tiled walls and heated towel rail.

Outside

the property is set back behind a gravel driveway with off road parking. Side gate giving access to the rear garden which is enclosed by fencing with central lawn, borders to the rear and side. Patio area with hot tub, further patio seating area and low maintenance gravel area. Timber summer house/ bar.

Agent Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



view this property online williamhbbrown.co.uk/Property/LST107196



welcome to

Little London, Long Sutton SPALDING

- SUBSTANTIAL FOUR BEDROOM DETACHED PROPERTY
- THREE RECEPTION ROOMS, BREAKFAST KITCHEN & UTILITY
- FAMILY BATHROOM, EN-SUITE & DRESSING ROOM TO MASTER PLUS DOWNSTAIRS WC
- OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN

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

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107196



Property Ref:
LST107196 - 0005

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