



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.



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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

offers over

£355,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107196 - 0006

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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