

Woodlands, Long Sutton Spalding PE12 9LZ

welcome to

Woodlands, Long Sutton Spalding

Detached family home situated in an ideal location close to a well respected primary & secondary schools. With spacious accommodation ideal for family activities or time alone. The modern kitchen has everything you need for entertaining with the added bonus of a formal dining room and conservatory.













Entrance Hall

having understair cupboard.

Lounge

11' 8" x 20' 7" (3.56m x 6.27m)

having feature fireplace with gas fire. Patio doors leading to the conservatory.

Conservatory

12' 2" x 10' 4" (3.71m x 3.15m)

being of brick and UPVC construction with patio doors leading to the garden. Ceiling fan and electric radiator.

Dining Room

9' 11" x 10' 8" (3.02m x 3.25m)

Kitchen

12' x 11' 4" (3.66m x 3.45m)

having range of units at wall and base level with kickboard lighting. Worktops with inset sink. Range style cooker with extractor over. Integrated fridge/ freezer and dishwasher.

Utility Room

8' 2" x 6' 6" (2.49m x 1.98m)

having range of units at wall and base level, worktops with inset sink. Space for washing machine, Worcester boiler and door to side.

Cloakroom

having low level WC and wash hand basin.

Landing

having loft access and airing cupboard.

Bedroom 1

11' 7" x 11' 11" (3.53m x 3.63m)

Bedroom 2

11' 11" x 8' 10" (3.63m x 2.69m)

having fitted wardrobe.

Bedroom 3

10' 9" x 10' 3" (3.28m x 3.12m)

having cupboard with hanging space.

Bedroom 4

10' 4" x 8' 10" (3.15m x 2.69m) having cupboard with hanging space.

Shower Room

having walk-in shower, low level WC and wash hand basin set in vanity cupboard. Heated towel rail and tiled floor.

Garage

15' 8" x 9' 3" (4.78m x 2.82m)

having up and over door, power and light. Gravel area giving off road parking for several cars.

Ouside Store

8' 9" x 5' 2" (2.67m x 1.57m)

attached to the rear of the garage being of brick and flat roof construction. Power and light.

Outside

the property sits back behind a sloped bank which is laid to lawn with inset trees and flower beds. With steps down to the front of the property. Hand gate giving access to the side of the property. The enclosed rear garden is laid to lawn with mature borders, Patio area with pergola, garden shed, outside lighting, water and power. The is a further garden area which is currently being used as a vegetable plot.





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Woodlands, Long Sutton Spalding

- FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN WALKING DISTANCE OF TOWN
- LARGE LOUNGE WITH FRENCH DOORS LEADING TO THE CONSERVATORY
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- RECENTLY REFITTED SHOWER ROOM
- GARAGE WITH AMPLE OFF ROAD PARKING

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

offers over

£300,000







Wood Ln

Roman Bank

Roman Bank

Map data ©2025

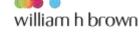
Please note the marker reflects the

Please note the marker reflects the postcode not the actual property

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Property Ref: LST107332 - 0004 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.





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