



**14a Station Road, Long Sutton SPALDING PE12 9BP**



**welcome to**

**14a Station Road, Long Sutton SPALDING**

INDIVIDUALLY BUILT FOUR BEDROOM HOUSE SITUATED IN WALKING DISTANCE OF TOWN. Having flexible accommodation ideal for a growing family. Ground floor wet room & en-suite and family bathroom. Book your viewing today.



### **Entrance Hall**

#### **Lounge**

11' 11" x 20' 6" ( 3.63m x 6.25m )

having log burner set on a stone hearth, french doors leading to the rear.

### **Snug/Dining Room**

11' 9" x 8' 8" ( 3.58m x 2.64m )

#### **Kitchen/Diner**

11' 3" x 23' 11" ( 3.43m x 7.29m )

having range of units at wall and base level, wooden worksurface with inset one and half bowl ceramic sink and drainer. Freestanding 'Lacanche Fourneaux de France' cooker with 2 ovens, oven/grill and 5 burner gas hob. Space for American style fridge-freezer and integrated dishwasher. French doors to rear and tiled flooring.

### **Utility Room**

9' 5" x 6' 2" ( 2.87m x 1.88m )

having range of units at wall and base level, worksurface with inset stainless steel sink. Space for washing machine, wall mounted boiler and door to rear.

### **Study**

5' 9" x 3' 1" ( 1.75m x 0.94m )

#### **Downstairs Wet Room**

having electric shower, WC and wash hand basin. Resin wet room flooring and partly tiled walls.

### **Landing**

having airing cupboard with hot water tank. Loft access.

### **Bedroom 1**

11' 9" x 11' 10" ( 3.58m x 3.61m )

having reduced head height. Having fitted wardrobes.

### **Dressing Room**

9' 6" x 8' 6" ( 2.90m x 2.59m )

having fitted wardrobes and loft hatch.

### **En-Suite**

having shower cubicle, low level WC and double wash hand basin set into vanity unit. Heated towel rail.

### **Bedroom 2**

12' x 9' 10" ( 3.66m x 3.00m )

having reduced head height. Storage cupboard.

### **Bedroom 3**

12' x 8' 5" ( 3.66m x 2.57m )

having built-in cupboard.

### **Bedroom 4**

11' 11" x 9' ( 3.63m x 2.74m )

having reduced head height.

### **Bathroom**

reduced head height. having free standing bath, shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail.

### **Garage**

having boarded loft space.

### **Outside**

the property sits on a wrap around garden with hedging to front and one side of the property. Gates lead to a block paved driveway offering off road parking. The low maintenance rear garden is enclosed by picket fencing with a patio area, raised planters and a summer house.



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## 14a Station Road, Long Sutton SPALDING

- INDIVIDUALLY BUILT FOUR BEDROOM HOUSE
- DOWNSTAIRS UNDERFLOOR HEATING
- DOWNSTAIRS WET ROOM & EN-SUITE & FAMILY BATHROOM
- WALKING DISTANCE OF TOWN
- WRAP AROUND GARDEN & GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107300 - 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.



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