



Longholm East Bank, Sutton Bridge Spalding PE12 9YS

 william
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welcome to

Longholm East Bank, Sutton Bridge Spalding

RARE OPPORTUNITY TO PURCHASE A TRULY UNIQUE PROPERTY. Originally 3 cottages this detached property has spacious accommodation comprising of 2 reception rooms, 7 bedrooms with 2 en-suites and family shower room. Situated on the outskirts of Sutton Bridge with great road links to A17.



Lounge

21' 10" x 11' 6" (6.65m x 3.51m)
having attractive fireplace with wood surround.

Conservatory

11' 8" x 11' 8" (3.56m x 3.56m)
being of brick and wooden construction.

Kitchen

12' 5" x 6' 4" (3.78m x 1.93m)
having range of units at wall and base level,
worktops with inset stainless steel sink. Built-in oven
with hob and extractor over.

Dining Room

16' 2" x 11' 9" (4.93m x 3.58m)

Utility Room

11' 7" x 4' 11" (3.53m x 1.50m)
having range of units at wall and base level,
worktops with space for washing machine and
tumble drier.

Ground Floor Bedroom 1

16' 4" x 11' 7" (4.98m x 3.53m)

En-Suite

having electric shower, low level WC and sink. Fully
tiled walls and floor.

Bedroom 2

14' 5" x 10' 5" (4.39m x 3.17m)

having attractive fireplace.

Bedroom 3

15' 6" x 10' 4" (4.72m x 3.15m)

Bedroom 4

14' 5" x 10' 4" (4.39m x 3.15m)

having attractive fireplace

En-Suite

having shower cubicle, low level WC and pedestal
wash hand basin. Partly tiled walls and wooden
flooring.

Bedroom 5

11' 7" x 11' (3.53m x 3.35m)

Bedroom 6

10' 1" x 8' 4" (3.07m x 2.54m)

Bedroom 7

11' 8" x 8' 1" (3.56m x 2.46m)
having attractive fireplace

Office

11' 8" x 10' (3.56m x 3.05m)

having attractive fireplace.

Shower Room

having double shower cubicle, low level WC, wash
hand basin and bidet.

Workshop

21' 11" x 6' 3" (6.68m x 1.91m)

having electric and low level WC.

Outside

the property sits back behind a driveway offering off
road parking for multiple vehicles leading to a car
port. The mature rear garden is laid to lawn, shrubs,
trees with patio area and pond.



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- INDIVIDUAL DETACHED CHARACTER HOUSE IDEAL FOR SOMEONE WHO IS LOOKING TO PUT THEIR OWN STAMP ON IT
- SPACIOUS ACCOMMODATION WITH SEVEN BEDROOMS TWO RECEPTION ROOMS, TWO EN-SUITES AND FAMILY SHOWER ROOM
- SEMI RURAL LOCATION WITH ATTRACTIVE VIEWS
- SITUATED ON THE OUTSKIRTS OF SUTTON BRIDGE WHICH OFFERS LOCAL AMENITIES, DOCTORS & PRIMARY SCHOOL
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£375,000



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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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Please note the marker reflects the postcode not the actual property