



**Longholm East Bank, Sutton Bridge Spalding PE12 9YS**



**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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107389 - 0002

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