

Market Street, Long Sutton Spalding PE12 9DF



## welcome to

## Market Street, Long Sutton Spalding

Three bedroom detached character property, WALKING DISTANCE TO TOWN CENTRE & AMENITIES. Three reception rooms, KITCHEN & UTILITY . Family bathroom & downstairs WC. Additional one bedroom studio flat with KITCHENETTE & SHOWER ROOM. Ample parking, DETACHED GARAGE, IMPRESSIVE GARDENS & conservatory













## **Reception Hall**

built-in cupboard, stairs to first floor and tiled flooring.

## Lounge

15' 10" x 24' 3" ( 4.83m x 7.39m ) having feature fireplace with open fire and solid wood floor.

## **Dining Room**

12' 3" x 13' 9" ( 3.73m x 4.19m ) having feature fireplace with open fire and solid wood floor.

## **Breakfast Room**

15' 11" x 13' 9" ( 4.85m x 4.19m ) having feature fireplace with open fire and tiled floor.

## Kitchen

9' 9" x 13' 10" (  $2.97m \times 4.22m$  ) having a range of units at wall and base level, with solid oak surfaces with double bowl stainless steel sink. Integrated electric oven, grill 5 ring gas hob and stainless steel extractor.

## **Utility Room**

6' 6" x 9' 10" ( 1.98m x 3.00m ) having units at wall and base level, worksurface with single bowl stainless steel sink, space for washing machine and tumble dryer. Tiled floor.

## Garden Room

7' 6" x 10' 8" ( 2.29m x 3.25m ) tiled floor and double doors to patio seating area

## Cloakroom

4' 4" x 6' 6" ( 1.32m x 1.98m ) low level WC, wash hand basin and tiled floor.

## Landing

Open plan office space (8'5 x 8'1). Built-in cupboard.

## Bedroom 1

15' 11" x 14' (4.85m x 4.27m) range of built-in wardrobes.

## Walk-In Wardrobe

4' 3" x 6' 5" ( 1.30m x 1.96m ) Bedroom 2

13' 3" x 14' 8" ( 4.04m x 4.47m ) Bedroom 3

8' 9" x 10' 8" ( 2.67m x 3.25m ) Bathroom

### 6' 10" x 14' 9" ( 2.08m x 4.50m ) comprising of bath, with separate shower cubicle with electric shower and pedestal wash hand basin. Heated towel rail. Built-in storage cupboard with further cupboard housing the gas boiler.

## Wc

3' 3" x 5' 10" ( 0.99m x 1.78m ) low level WC and wash hand basin.

## Garage

23' 7" x 13' 4" ( 7.19m x 4.06m ) double doors to front with power and light, external lighting over the parking area. Stairs leading to:

## **Studio Flat**

23' 4" x 12' 4" (7.11m x 3.76m ) Kitchenette with work surface and inset single bowl sink, electric oven and fridge. Shower Room with shower cubicle, low level WC and pedestal wash hand basin. Bedroom Area measuring 12'4 x 8'4.

## Conservatory

9' 4" x 14' 3" ( 2.84m x 4.34m ) situated to the rear of the garage and of brick and timber construction

## Outside

the property has a small front garden with a range of vibrant flowers and a footpath leading to the front door. The drive is located to the left of the property and is accessed via double gates, providing ample off road parking to the rear and giving access to a detached garage. The rear garden is a gardeners paradise and is separated into 6 smaller garden areas. There is a main pathway that leads down the centre of the plot and provides access to all other areas, having 8 individual lamps providing lighting along the way as well as power points about half way down. Within the garden there is a vast range of trees including a Mountain Ash, Magnolia, Silver Birch and Black Elder, as well as plants and shrubs to include Wisteria, Choisya, Daphne, Exochorda, Symphoricarpus, Viburnum, Buddleia, Hamamelis, Philadelphus and Hydrangea to name a few!! Within the garden there is also a patio seating area, a wooden tool shed with power, double compost heap, raised bed used to grow vegetables and water supply at 2 separate points.





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## Market Street, Long Sutton Spalding

- SUBSTANTIAL THREE BEDROOM DETACHED CHARACTER PROPERTY WITH ADDITIONAL ONE **BEDROOM STUDIO FLAT**
- THREE RECEPTION ROOMS, KITCHEN & UTILITY •
- FAMILY BATHROOM, SEPARATE WC & ADDITIONAL ٠ DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & DETACHED GARAGE •
- **BEAUTIFUL GARDENS & WALKING DISTANCE TO** . **AMENITIES**

Tenure: Freehold EPC Rating: E

# £495,000





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LST106950 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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Please note the marker reflects the postcode not the actual property

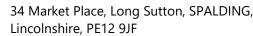
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