



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 x 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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welcome to

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 DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & DETACHED GARAGE
- BEAUTIFUL GARDENS & WALKING DISTANCE TO AMENITIES

Tenure: Freehold EPC Rating: E

£495,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106950 - 0003

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