



8 Lime Walk, Long Sutton, PE12 9HG

Open To Offers £298,900

This four-bedroom detached family home in Long Sutton offers the perfect blend of space, comfort, and convenience for modern family living. Benefiting from a large gravelled driveway, with carport and single garage. The property comprises entrance hallway, study, cloakroom, kitchen, living room/diner and conservatory. The first floor offers four bedrooms and bathroom. Now available with no onward chain too so don't miss the opportunity to make it your forever home. Contact us today to arrange a viewing!

Entrance Hallway



Part glazed entrance door to front aspect. Stairs to first floor landing, radiator, LVT flooring.

Cloakroom



PVCu double glazed window to side, fitted toilet and wall mounted wash hand basin, radiator, tiled flooring.

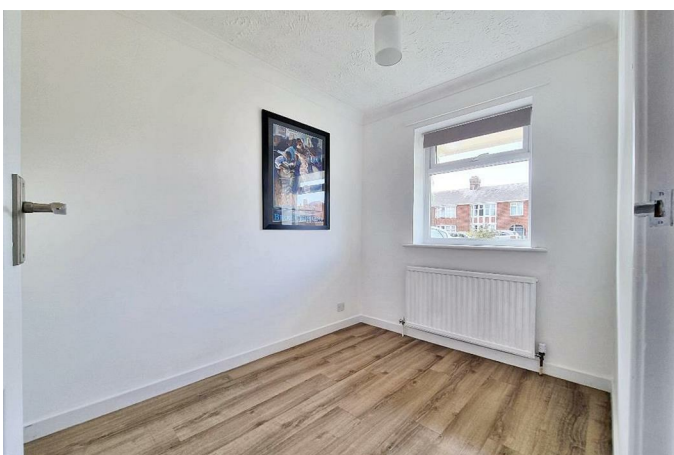


Study 8'0" x 6'2" (2.45 x 1.90)

Kitchen 11'6" x 12'0" (3.53 x 3.66)



Upvc window to rear aspect. Base and wall units with work surface over. Part tiled splashback walls. Stainless steel sink with drainer. Space and plumbing for undercounter washing machine and dishwasher. Range style cooker. Tiled flooring, radiator.



Upvc window to front aspect. Radiator. LVT flooring.



Living Room/Diner 23'0" x 11'8" (7.03 x 3.56)



Upvc window to front aspect and double doors opening to conservatory. Wood effect flooring. Radiator. Inset fireplace.

Conservatory 13'7" x 12'7" (4.15 x 3.84)



Brick and upvc construction with polycarbonate roof. Double doors opening to rear garden. Tiled flooring.



First Floor Landing



Carpeted. Doors to bedrooms and bathroom.



Bedroom 11'9" x 11'9" (3.60 x 3.60)



Upvc window to front elevation. Radiator. Carpeted. Built in storage.

Bedroom 10'11" x 8'7" (3.34 x 2.64)



Upvc window to front elevation. Carpeted. Radiator.



Bedroom 11'10" x 8'8" (3.61 x 2.66)



Upvc window to rear elevation. Carpeted. Radiator.

Bedroom 10'11" x 8'5" (3.35m x 2.59m)



Upvc window to rear elevation. Wood effect flooring. Radiator.

Bathroom



Upvc window to rear elevation. Panelled bath with

shower over with glass shower screen. Wash hand basin set in vanity unit. Toilet. Part tiled walls. Tiled flooring.

Exterior



Large gravel driveway providing ample off road parking with car port to the side of the property and providing vehicular access to the single garage. Lawned area with shrub borders and gated side access. Fully enclosed rear garden, with paved area ideal for seating and entertaining. Laid to lawn with a range of plants and shrubs, outside lighting Personnel door to single garage.



Garage 17'6" x 9'5" (5.35m x 2.89m)

Detached single garage with up and over door to front and window and door to side. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 9HG

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: C

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

PLEASE NOTE:

A new mains gas combination boiler along with thermostatic radiator valves have been installed at the property this year along with a heating system flush.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Additional Photos



Floor Plan

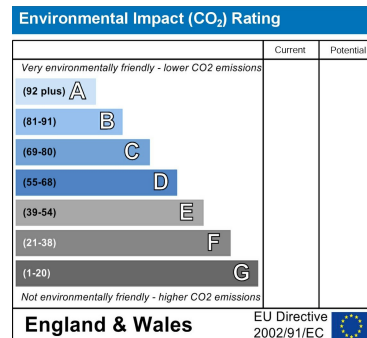
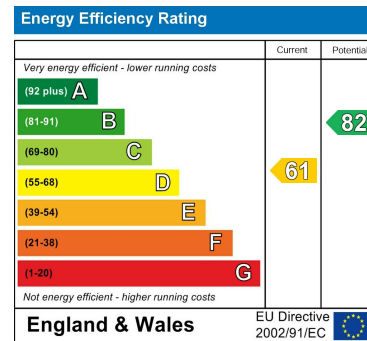


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Area Map



Energy Efficiency Graph



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