



THE STORY OF

# Lindum House

*Long Sutton, Norfolk*

SOWERBYS



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# Lindum House

39 Market Street, Long Sutton  
Norfolk, PE12 9DD

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Bay-Fronted Victorian-Era Period Home

Retained Character Features Throughout

Excellent Modernisation Opportunity

Superb Blank Canvas for Buyers

Replacement Windows Installed in 2020

Driveway Parking for up to Two Vehicles

Private Rear Garden

Close to Long Sutton Town Centre

Wealth of Amenities on the Doorstep

Character Home with Great Potential

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A bay-fronted Victorian-era home with warmth, character and wonderful potential, Lindum House enjoys a prominent position close to the heart of Long Sutton, placing the town's shops, cafés, everyday amenities and market-town charm comfortably within reach.

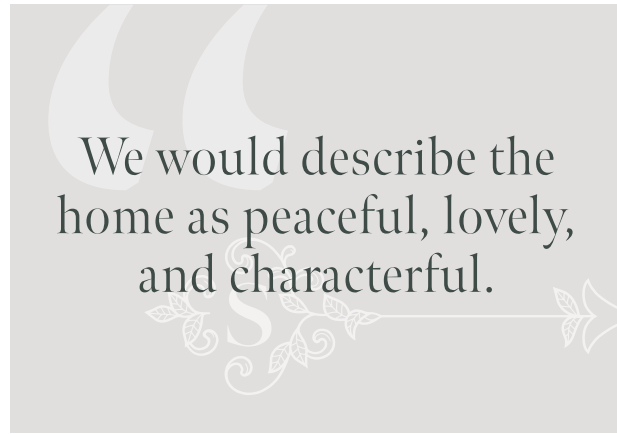
Set behind an attractive frontage, the property immediately hints at its period heritage, with elegant bay windows and retained character features creating a sense of history throughout. Inside, the home offers a welcoming blank canvas for its next owner - a property with soul, ready to be modernised and shaped into something truly special.

The accommodation has a pleasing sense of proportion, typical of its era, with rooms that offer flexibility for family life, entertaining or working from home. Replacement windows, installed in 2020, provide a practical update, while the remaining interiors invite sympathetic improvement, allowing buyers to preserve the charm of the home while introducing contemporary finishes to suit their own style.

Outside, Lindum House continues to impress. A private driveway provides parking for up to two vehicles, valuable feature so close to the town centre, while the private rear garden offers a peaceful space for morning coffee, summer dining or future landscaping.

Long Sutton is a well-served and characterful market town, with independent shops, supermarkets, schools, medical facilities, eateries, public houses, green spaces and leisure amenities all close by.

With its handsome Victorian façade, retained period detail, driveway parking and central setting, Lindum House represents a rare opportunity to acquire a character home with scope to create a beautiful long-term residence in one of South Lincolnshire's most convenient market-town locations.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Long Sutton

HISTORIC, VIBRANT AND OFFERS PICTURESQUE SURROUNDINGS

The charming market town of Long Sutton is known for its historical significance, vibrant community life, and picturesque surroundings.

The town benefits from St. Mary's Church, which dates back to the 13th century and features impressive architecture and historical artifacts. The market square is a great spot to soak in the local atmosphere and find fresh produce with weekly markets. Finally, the District Civic Society offers insights into the town's history through exhibits and guided tours.

Locally, there are lovely scenic walks along the River Welland or through the countryside surrounding Long Sutton. For golf enthusiasts, there is a well-regarded golf course, as well as local shops offering unique goods and traditional pubs.

Just under 14 miles away is Spalding, offering additional shopping and dining. The lovely town of Wisbech is just under 10 miles away from Long Sutton and is known for the famous Peckover House and Gardens.

Long Sutton is accessible by car via the A17 and A1101 roads. It's also served by local bus routes connecting it to nearby towns and cities. Essential amenities such as supermarkets, pharmacies, and healthcare facilities are readily available within the town.



## Note from the Vendor



“The home has been a wonderful hub for our family. Its central location offers great convenience while still providing privacy.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

D. Ref:- 0300-2890-9610-2696-6311

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///tangling.student.gathering

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# SOWERBYS

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