

LONG SUTTON

To the rear and side of the property is a substantial garden enclosed by a combination of fencing and hedging. Whether you are a gardener enthusiast, want to try growing your own, or simply want space for children and furry friends to play, you will not be disappointed. It is mainly laid to lawn with scattered flower beds, some of which have established shrubs and bushes, and others where there is scope to add planting to your desire. A raised patio spans the width of the property, also boasting a store, workshop and home office, so whether a business (subject to permissions) or hobby, the potential is there!

Outside, to the front of the property, is a lawned garden with a central bed and gravelled borders. The block-paved driveway provides off-road parking for multiple vehicles, with further space in the detached garage. Through the wooden vehicular and pedestrian gate at the side of the property is an area of additional hardstanding for a carport/motorcycle.

Upstairs is a king-size, dual-aspect master bedroom, two further large double bedrooms and a fourth single bedroom. The bedrooms are serviced by a family bathroom with a 4-piece suite including a spa bath where you can truly relax at the end of the day.

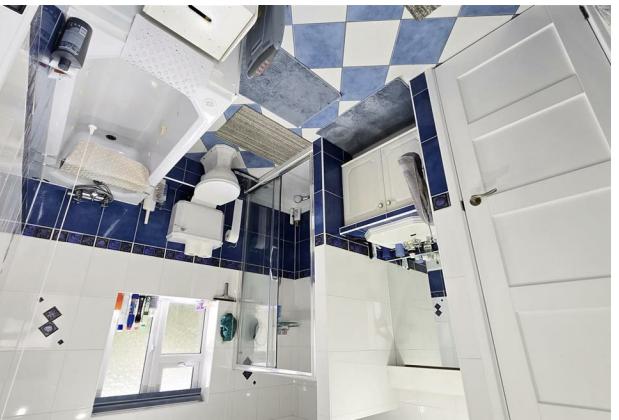
Downstairs comprises an alcove containing a dining hall, off which is a cosy dual-aspect living room with a wide opening to the formal dining room. Off the dining room is a large conservatory which enjoys garden views - a superb zone in which the family can all gather. The fitted kitchen has plenty of storage, with a separate utility room providing ample space for appliances. The breakfast room offers further space for dining, or could be utilised as a snug/playroom etc. Completing the downstairs is a ground floor cloakroom.

On a substandard 0.6-acre plot (STMS) a 4-bedroom detached house with an abundance of living space, conveniently located within walking distance of the amenities of Lone Sutton

10 London Road, Long Sutton, Lincolnshire, PE12 9EA



Offers in the region of £430,000 Freehold



#### Entrance Hall

Coved and textured ceiling. Ceiling light. Smoke detector. uPVC double-glazed privacy door with uPVC double-glazed side panel to the front. Under-stair storage cupboard. Radiator. Tile flooring with carpeted stairs to the first floor.

#### Living Room

18'0" x 11'10" (5.49m x 3.62m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. uPVC double-glazed window to the side. uPVC double-glazed window to the dining room. Electric coal-effect fire set on a tiled hearth with a tiled surround and a wooden mantle. Radiator. 3 x double power-points. Carpet flooring.

#### Dining Room

12'6" x 11'0" (3.83m x 3.37m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the rear. uPVC double-glazed door to the rear. Radiator. 2 x double power-points. Carpet flooring. Opening to living room.

#### Conservatory

20'2" (max) x 13'11" (max) (6.15m (max) x 4.26m (max))

Part-brick, part uPVC double-glazed construction with uPVC double-glazed french doors to the side and a polycarbonate roof. 2 x wall lights. 2 x radiators. 2 x double power-points. BT point. Tile flooring.

#### Kitchen

12'5" x 9'11" (3.80m x 3.03m)

Coved and textured ceiling. Strip light. uPVC double-glazed window to the rear. Fitted range of matching wall and base units with a worktop over and a tiled splashback. 2 bowl stainless steel sink with drainer and 2 x stainless steel mixer taps. Centre island providing additional cupboard and worktop space with space for 2 breakfast bar stools. 'Bosch' eye-level oven and grill. 'Bosch' electric hob. Wall-hung 'Ideal' gas boiler. Radiator. Heating/hot water programmer. 3 x double power-points. Single power-point. Tile flooring.

#### Breakfast Room

16'7" x 8'9" (5.07m x 2.67m)

Coved ceiling. Strip light. uPVC double-glazed french doors to the rear. uPVC double-glazed window to the side Conservatory. Radiator. 3 x double power-points. TV point. BT point. Tile flooring.

#### Utility Room

11'3" x 5'3" (3.45m x 1.61m)

Coved and textured ceiling. Strip light. uPVC double-glazed privacy door to the rear. uPVC double-glazed window to the front. uPVC double-glazed high-level window to the side. Worktop with a tiled splashback and under-counter space and plumbing for a washing machine, space and plumbing for a dishwasher and space for additional appliances. 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. Wall unit. Water softener. Double power-point and additional points for appliances. Tile flooring.

#### Cloakroom

6'1" x 4'3" (1.87m x 1.30m)

Ceiling light. uPVC double-glazed privacy window to the side. Vanity unit housing a hand basin with a stainless steel mixer tap and a low-level WC. Part-tiled walls. Radiator. Shaving point. Tile flooring.

#### Landing

Coved and textured ceiling. Ceiling light pendant. Loft hatch. Smoke detector. Radiator. Single power-point. Carpet flooring.

#### Bedroom 1

15'0" x 11'11" (4.58m x 3.65m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. uPVC double-glazed window to the side. Radiator. 2 x double power-points. TV point. BT point. Carpet flooring.

#### Bedroom 2

12'7" x 11'0" (3.85m x 3.37m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Radiator. 2 x double power-points. Carpet flooring.

#### Bedroom 3

12'7" x 7'11" (3.85m x 2.42m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. Radiator. 2 x double power-points. TV point. Carpet flooring.

#### Bedroom 4

9'2" x 6'4" (2.80m x 1.94m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the side. Radiator. Double power-point. Carpet flooring.

#### Bathroom

9'11" x 8'11" (3.04m x 2.74m)

Coved and textured ceiling. Inset ceiling lights. 2 x uPVC double-glazed windows to sides. Airing cupboard measuring approximately 0.82m x 0.67m housing a hot water cylinder with shelving. 4-piece suite comprising of a vanity basin with a mirror with lights over, a low-level WC, a shower cubicle with a mains-fed shower and a spa bath. Radiator. Shaving point. Tile flooring.

#### Outside

To the front of the property, set behind a low-level wall at the boundary, is a lawned garden with a central bed and gravelled borders. The block-paved driveway provides off-road parking space for multiple vehicles, with further space in the detached garage. Through the wooden vehicular and pedestrian gate at the side of the property is an area of additional hardstanding ideal for a caravan/motorhome. The front of the property benefits from outside lighting.

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#### Store

12'2" x 10'1" (3.72m x 3.08m)

with an opening to a smaller store measuring approximately 1.86m x 1.75m with a uPVC double-glazed window.

#### Workshop

15'5" x 9'1" (4.72m x 2.77m)

uPVC door. uPVC double-glazed window. Power, lighting and an outside tap.

#### Garage

17'10" x 10'4" (5.45m x 3.15m)

Up and over door for vehicular access to the front and a wooden pedestrian door and wooden-framed window to the side. Power and lighting.

#### Office

18'4" x 8'7" (5.60m x 2.64m)

uPVC double-glazed door and uPVC double-glazed window. Power and lighting.

#### Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

#### Local Area

The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Boots Pharmacy, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby Town of Sutton Bridge also offers a challenging Golf Course along with the Sir Peter Scott Walk.

#### Council Tax

Council Tax Band D. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

#### Energy Performance Certificate

EPC Rating TBC. If you would like to view the full EPC, please enquire at our Long Sutton office.

#### Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

#### Mobile Phone Signal

EE - Variable outdoor

O2 - Variable outdoor

Three - Good outdoor

Vodafone - Good outdoor

Visit the Ofcom website for further information.

#### Broadband Coverage

Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

#### Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

For more information, visit the gov.uk website.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5.00pm. Saturday: 9.00am to 1.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.