



Woodlands, Long Sutton Spalding PE12 9LZ

welcome to

Woodlands, Long Sutton Spalding

Detached family home situated in an ideal location close to a well respected primary & secondary school. With spacious accommodation ideal for family activities or time alone. The modern kitchen has everything you need for entertaining with the added bonus of a formal dining room and conservatory.



Entrance Hall

having understair cupboard.

Lounge

11' 8" x 20' 7" (3.56m x 6.27m)

having feature fireplace with gas fire. Patio doors leading to the conservatory.

Conservatory

12' 2" x 10' 4" (3.71m x 3.15m)

being of brick and UPVC construction with patio doors leading to the garden. Ceiling fan and electric radiator.

Dining Room

9' 11" x 10' 8" (3.02m x 3.25m)

Kitchen

12' x 11' 4" (3.66m x 3.45m)

having range of units at wall and base level with kickboard lighting. Worktops with inset sink. Range style cooker with extractor over. Integrated fridge/freezer and dishwasher.

Utility Room

8' 2" x 6' 6" (2.49m x 1.98m)

having range of units at wall and base level, worktops with inset sink. Space for washing machine, Worcester boiler and door to side.

Cloakroom

having low level WC and wash hand basin.

Landing

having loft access and airing cupboard.

Bedroom 1

11' 7" x 11' 11" (3.53m x 3.63m)

Bedroom 2

11' 11" x 8' 10" (3.63m x 2.69m)

having fitted wardrobe.

Bedroom 3

10' 9" x 10' 3" (3.28m x 3.12m)

having cupboard with hanging space.

Bedroom 4

10' 4" x 8' 10" (3.15m x 2.69m)

having cupboard with hanging space.

Shower Room

having walk-in shower, low level WC and wash hand basin set in vanity cupboard. Heated towel rail and tiled floor.

Garage

15' 8" x 9' 3" (4.78m x 2.82m)

having up and over door, power and light. Gravel area giving off road parking for several cars.

Outside Store

8' 9" x 5' 2" (2.67m x 1.57m)

attached to the rear of the garage being of brick and flat roof construction. Power and light.

Outside

the property sits back behind a sloped bank which is laid to lawn with inset trees and flower beds. With steps down to the front of the property. Hand gate giving access to the side of the property. The enclosed rear garden is laid to lawn with mature borders, Patio area with pergola, garden shed, outside lighting, water and power. There is a further garden area which is currently being used as a vegetable plot.



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welcome to

Woodlands, Long Sutton Spalding

- FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN WALKING DISTANCE OF TOWN
- LARGE LOUNGE WITH FRENCH DOORS LEADING TO THE CONSERVATORY
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- RECENTLY REFITTED SHOWER ROOM
- GARAGE WITH AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107332 - 0005

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