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The Bungalow, Glenmarrax, Browns Gate, Tydd Low Road, Long Sutton PE12 9AU

£295,000 Freehold

- Subject to an Agricultural Habitation Clause
- Approximately 1.03 Acres (STS)
- 3 Bedrooms
- Ample Parking
- No Onward Chain

Subject to an Agricultural Habitation Clause. 3-bedroom detached bungalow situated on a good-sized plot of approximately 1.03 acres (STS). Entrance hallway, lounge, kitchen diner, shower room and 3 bedrooms. Mature gardens to the front, rear and side elevations, ample parking, detached tandem garage.







ACCOMMODATION Lantern light and obscured UPVC double glazed door leading into:

ENTRANCE PORCH 2' 11" x 3' 11" (0.90m x 1.21m) Skimmed ceiling, centre light point, obscured wooden glazed door with matching obscured glazed panels to the side leading into:

ENTRANCE HALLWAY 9' 4" x 15' 7" (2.85m x 4.77m) Textured ceiling, centre light point, smoke alarm, access to loft space, laminate flooring, radiator, storage cupboard off housing hot water cylinder with slatted shelving, door into:

LOUNGE 11' 10" x 17' 10" (3.61m x 5.46m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, TV point, feature brick fireplace with tiled surround and hearth with open fire grate (back boiler system for heating), wooden glazed door into Kitchen Diner.

From the Entrance Hallway a door leads into:

KITCHEN DINER 10' 9" x 20' 11" (3.30m x 6.40m) The Dining area has











UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, 2 double wall lights, tiled flooring, radiator, open archway into Kitchen area with tiled walls, coved and textured ceiling, centre spotlight fitment, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl stainless steel sink with mixer tap, integrated AEG fan assisted electric oven, integrated ceramic hob, stainless steel canopy extractor hood over, solid fuel heating system, door into:

WALK-IN LARDER 3' 4" x 4' 11" (1.04m x 1.52m) Skimmed ceiling, centre light point, electric consumer unit board.

From the Entrance Hallway a door leads into:

SHOWER ROOM 5' 9" x 10' 9" (1.76m x 3.29m) UPVC double glazed window to the rear elevation, fully tiled walls, skimmed ceiling, inset LED lighting, tiled flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and illuminated mirror over, fully tiled shower enclosure with fitted Mira power shower over.

From the Entrance Hallway a door leads into:

MASTER BEDROOM 10' 9" x 13' 8" (3.29m x 4.18m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator, oak effect laminate flooring.

From the Entrance Hallway a door leads into:

BEDROOM 2 9' 11" x 12' 5" (3.04m x 3.80m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator.

BEDROOM 3 8' 6" x 10' 0" (2.60m x 3.07m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, oak effect laminate flooring.

EXTERIOR The front garden is mainly laid to lawn with a wide range of mature shrubs and trees. An extensive gravelled driveway with turning bay and further gravelled driveway to the side elevation.

DETACHED TANDEM GARAGE 30' 7" x 12' 0" (9.33m x 3.67m) Up and over door, power and lighting, power points, 4 wooden glazed windows to the side elevation.

Side access gate leading into:

REAR GARDEN Extensive raised patio area, paved pathways, cold water tap, further gated access to the other side, lantern lighting, the garden is mainly laid to lawn with shrub and tree borders, wooden summerhouse, garden shed.

The gravelled driveway leads to a further gate leading on to:

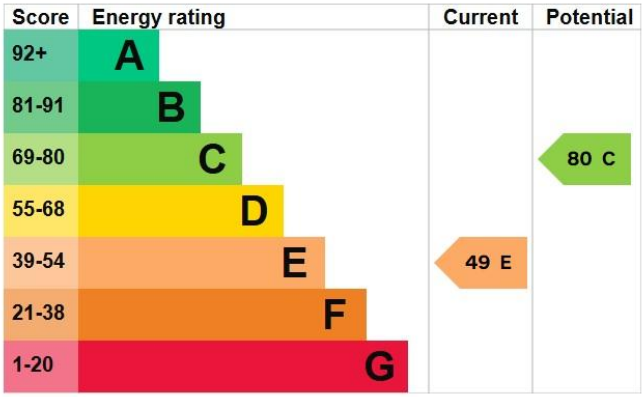
PADDOCK AREA Surrounded by trees to the front and side elevations, chicken coup, wooden garden shed.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 to Holbeach. Then proceed along the A17 towards Long Sutton and at the roundabout take the third exit signposted Sutton Crosses & Sutton St James. Follow St James Road and take the immediate left-hand turn into Browns Gate. This road then continues into Tydd Low Road and the property can be found along here on the right-hand side as indicated by our For Sale Board.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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TENURE Freehold

SERVICES Mains water and electricity. Solid fuel central heating. Private drainage.

COUNCIL TAX BAND: B

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: S12054
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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