



17 London Road

Long Sutton, Spalding

A detached 19th century cottage which was formerly part of the blacksmiths, set in the market town of Long Sutton. Full of character and updated to provide well presented accommodation comprising: entrance hall, dining room, lounge, breakfast kitchen and garden room to ground floor. Two double bedrooms and bathroom to first floor. Outside the property has an enclosed rear garden and there is off-road parking to the rear*. The property benefits from gas central heating and double glazing. NO CHAIN

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

Side entrance door through to the:

ENTRANCE HALL

Having window to side elevation, built-in cupboard and staircase rising to first floor with further window to side elevation.

DINING ROOM

13' 8" x 9' 10" (4.16m x 3.00m)

Having window to front elevation, radiator and feature fireplace with cast iron insert, slate hearth and wooden surround.

LOUNGE

13' 8" x 10' 11" (4.16m x 3.33m)

Having window to front elevation, radiator and fireplace recess with beam mantle and inset electric wood burner effect fire.

BREAKFAST KITCHEN

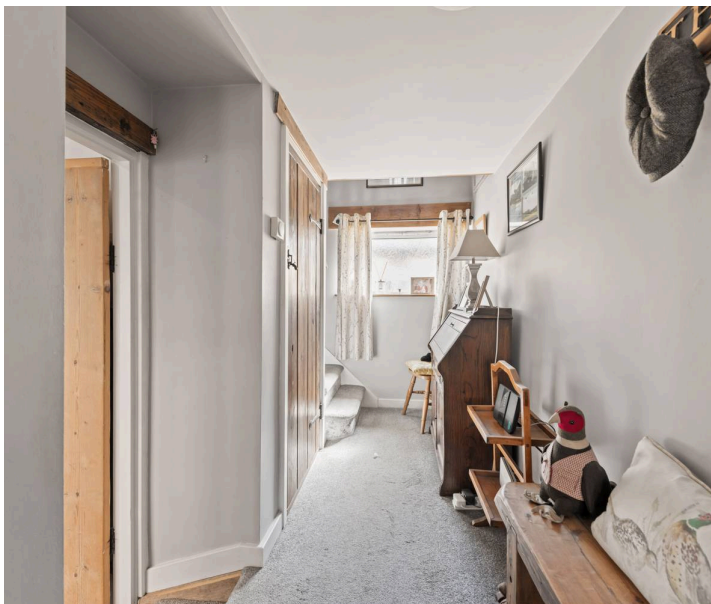
16' 5" x 12' 0" (5.00m x 3.67m)

(max) Having window to side elevation, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of units with wood block work surfaces & upstands comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, tall cupboard to side. Work surface return with cupboard under and space to side for range style cooker with tiled splashback & cooker hood over.

GARDEN ROOM

16' 5" x 7' 3" (5.00m x 2.22m)

Having windows & french doors to rear elevation, further window to side elevation and radiator.





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FIRST FLOOR LANDING

Having window to side elevation with study area under, radiator and access to roof space.

BEDROOM ONE

13' 1" x 11' 3" (4.00m x 3.43m)

Having window to front elevation and radiator.

BEDROOM TWO

14' 1" x 9' 6" (4.30m x 2.90m)

(max) Having window to front elevation and radiator.

BATHROOM

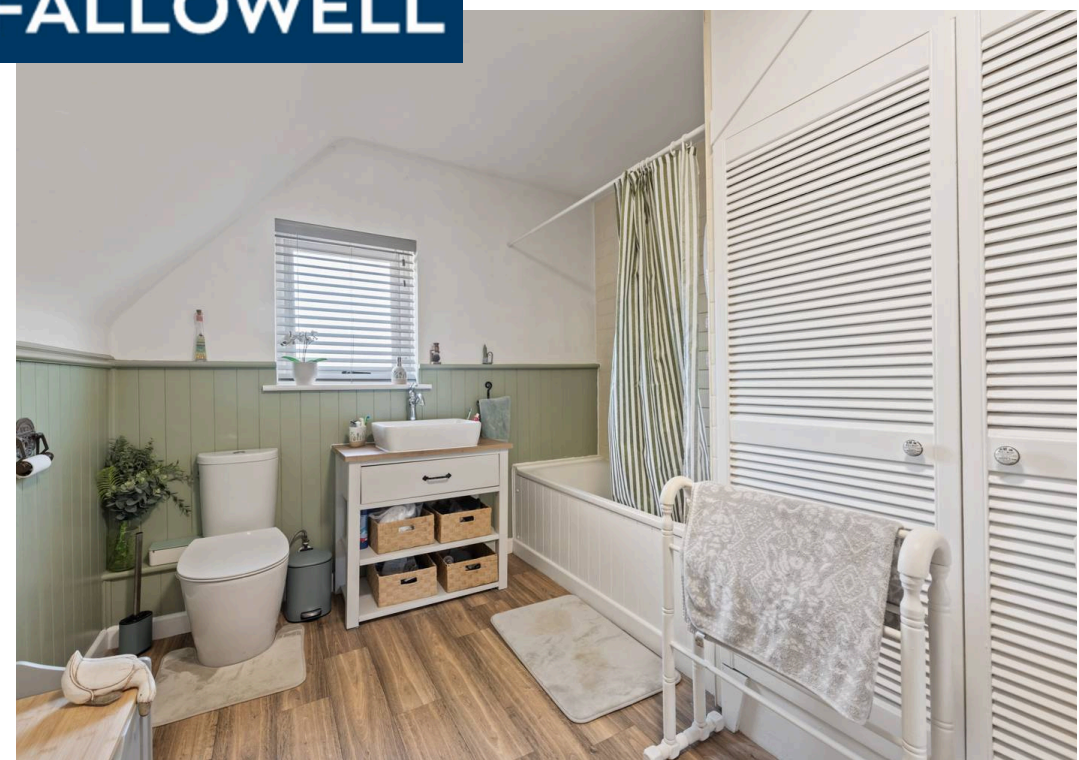
13' 1" x 9' 6" (4.00m x 2.90m)

Having window to rear elevation, heated towel rail incorporating radiator, wood panelling to dado height, wood effect flooring and built-in airing cupboard. Fitted with a suite comprising: panelled bath with tiled splashback & shower fitting over, close coupled WC and counter basin with mixer tap on unit with drawer & shelving under.





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EXTERIOR

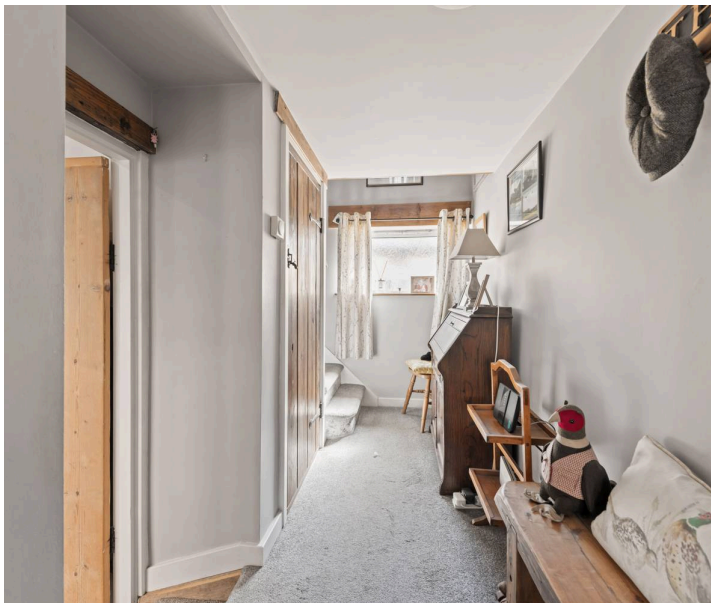
To the front of the property there is a gravelled garden enclosed by timber fencing with a paved footpath leading to the side entrance door.

REAR GARDEN

Being enclosed and having a paved patio with steps down to a further paved area with borders, lawned area, greenhouse and garden shed. *We are advised that there are two parking spaces currently rented from Long Sutton Parish Council for £5 Per year which are accessed off London Road through the Parkside Club to the left of the property. The further area of garden is rented from South Holland Drainage Board for £50 per year and there is a formal agreement in place for this.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.



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AGENT'S NOTES

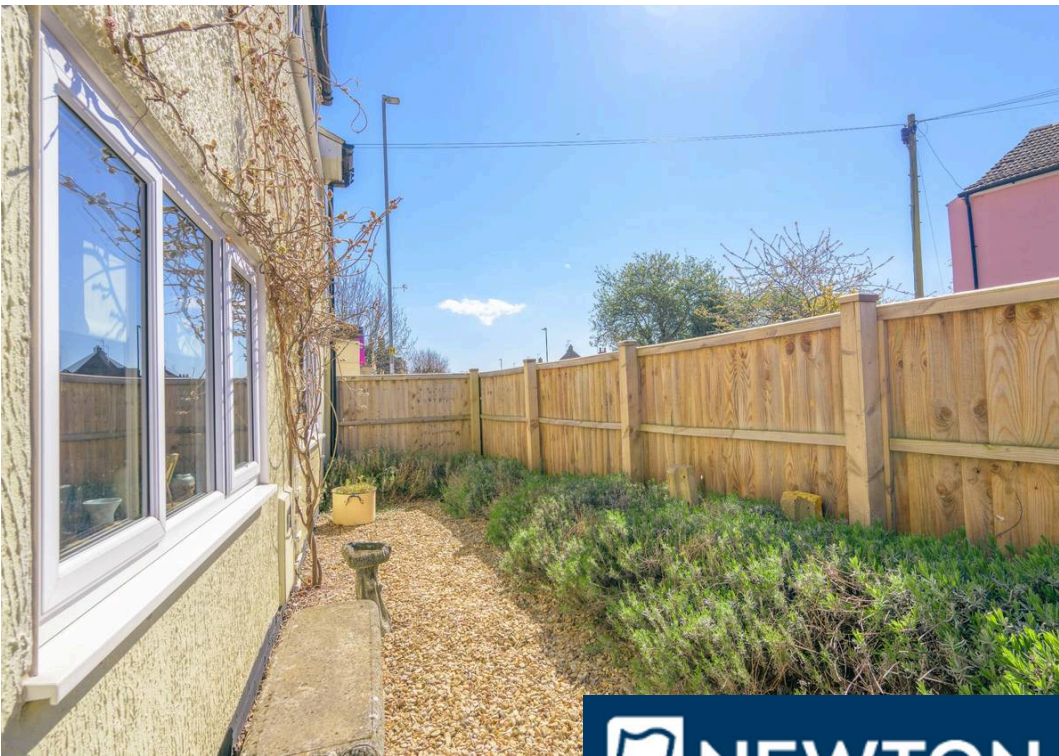
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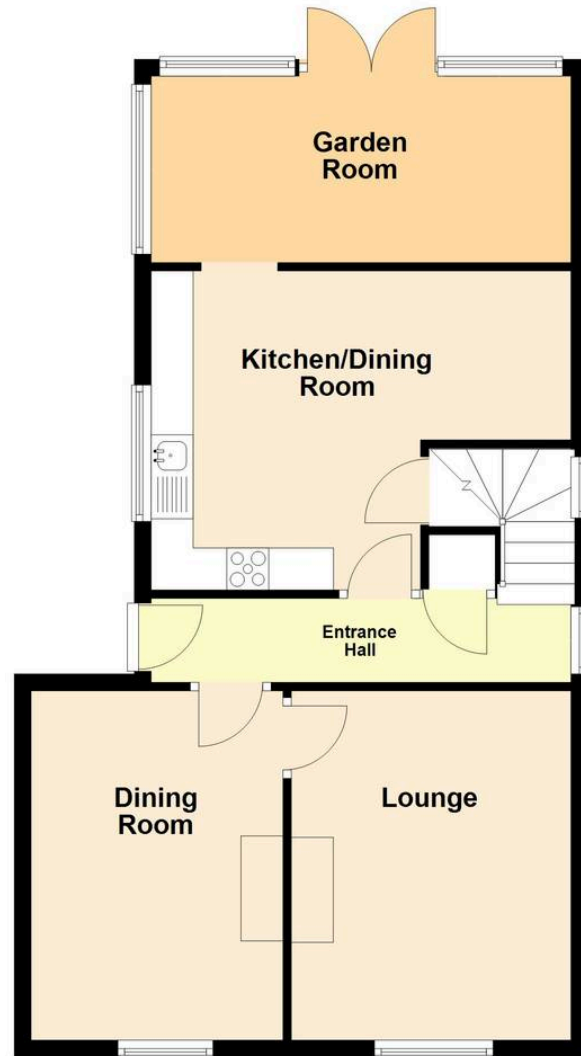




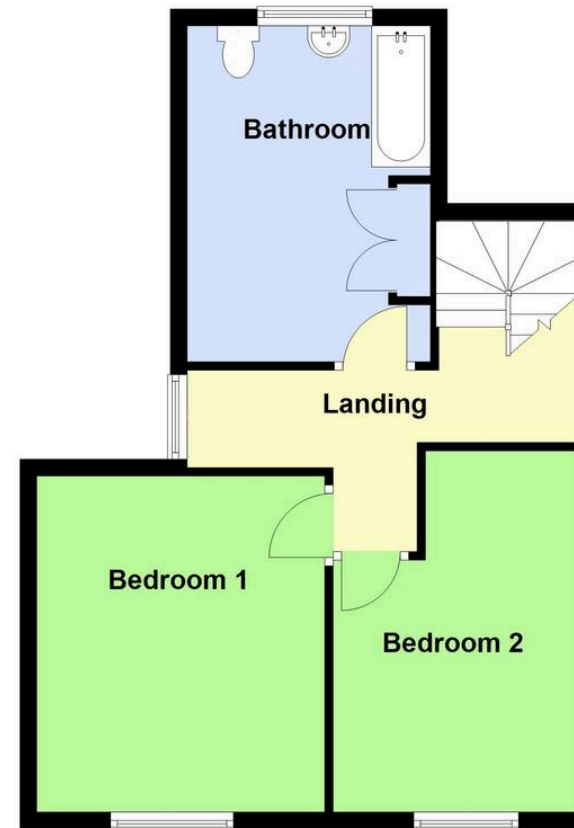
 **NEWTON FALLOWELL**



Ground Floor
Approx. 63.5 sq. metres (683.1 sq. feet)



First Floor
Approx. 47.0 sq. metres (505.6 sq. feet)



Total area: approx. 110.4 sq. metres (1188.8 sq. feet)

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