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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



81 West Street, Long Sutton PE12 9BN

£260,000 Freehold

- Extended Modern 3 Bedroom Detached House
- Re-fitted Kitchen/Diner
- Bi-Fold Doors to Rear
- South Facing Enclosed Rear Garden

Modern extended 3 bedroom detached house convenient for nearby town amenities offering updated kitchen/diner, dining room, lounge with bifold doors, modern upstairs bathroom, extensive driveway, detached garage, southerly facing enclosed garden, upvc double glazing & gas central heating. View now!

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Extended modern 3 bedroom detached house situated just off Long Sutton town centre Market Place, close to nearby amenities, health centre, primary school and Winfrey Park. The current owners gained planning consent in 2020 for side and rear extensions to the property. The rear ground floor extension was completed, but the two storey side extension was not undertaken – so the property therefore offers the potential for that side extension. The accommodation offers modern refitted kitchen/diner, formal dining room plus lounge with bifold doors to the rear garden. Upstairs there are 3 bedrooms and modern family bathroom. Outside the property offers driveway giving off road parking, detached garage and southerly facing enclosed rear garden. The property also benefits from upvc double glazing and gas central heating. Internal viewing is highly recommended!

ACCOMMODATION COMPRISES: Storm porch canopy over upvc double glazed side entrance door into:



KITCHEN/DINER: 17'8 x 10'5 (5.39m x 3.18m) 2 Upvc double glazed windows to the front. Refitted modern base units with work tops over and matching wall units. Inset composite sink and drainer with mixer tap. Integrated dishwasher, eye level double oven & 5 ring hob with extractor over. Spaces for American style fridge/freezer, slimline wine cooler and washing machine. Modern vertical radiator. Wood effect "Karndean" flooring. Built in under stairs storage cupboard.

DINING ROOM: 17'8 x 10'9 (5.40m x 3.29m) Dual aspect fireplace opening to both lounge & dining room. Radiator. Stairs to first floor. Wood effect "Karndean" flooring. Opening to:

LOUNGE: 13'9 x 11'1 (4.19m x 3.38m) Upvc double glazed bifold doors to the rear. 2 Velux Skylight windows. Dual aspect fireplace opening to both lounge & dining room. Wood effect "Karndean" flooring.

FIRST FLOOR LANDING: Upvc double glazed window to the side.

BEDROOM 1 11'6 x 9'6 (3.52m x 2.92m) min – excludes door recess Upvc double glazed window to the rear. Radiator. Loft access.

BEDROOM 2 9'10 x 9'6 (3.01m x 2.91m) min – excludes door recess Upvc double glazed window to the front. Radiator.

BEDROOM 3 7'9 x 6'7 (2.38m x 2.02m) Upvc double glazed window to the front. Radiator.

BATHROOM: Upvc double glazed window to the rear. Modern white suite comprising wc, hand basin plus bath with dual head shower unit. Chrome heated towel rail/radiator. Tiled walls. Tiled floor. Built in storage cupboard housing gas fired combi boiler.

OUTSIDE:

FRONT: Wooden fencing to the front boundary with inset hedging and shrubs to border. Gravel driveway giving multi vehicle off road parking and access to the garage. Outside lighting. Outside tap.

DETACHED SINGLE GARAGE: Brick and tiled construction. Up and over entrance door. Power and lighting.

REAR: Endosed by wooden fencing with tall hand gate to the front/side. Lawned main garden area with inset stepping stones. Flower bed borders. Outside lighting. Outside power points. Wooden shed.

DIRECTIONS: From the A17/A1101 roundabout take the Long Sutton/Wisbech Road exit and at the next junction turn left into Long Sutton. Follow Bridge Road into Long Sutton. Turn left into Market Place. Follow the road round into where it becomes West Street, where the property can be located on your left hand side.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE Freehold

SERVICES All Mains

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: 17656

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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