



The Cherries, Long Sutton Spalding PE12 9DA

welcome to

The Cherries, Long Sutton Spalding

Four Bedroom Executive Detached Property, LOCATED ON A PRIVATE ROAD OF ONLY FOUR PROPERTIES. Four reception rooms, kitchen & utility. Family bathroom, TWO EN-SUITE BATHROOMS & downstairs WC. Off road parking, DETACHED DOUBLE GARAGE & beautifully kept WRAPAROUND GARDENS TO FRONT & REAR. Call to view.



Entrance Hall

having stairs to first floor, solid wood flooring and wall mounted alarm panel

Lounge

20' 2" x 13' 3" (6.15m x 4.04m)
with Bay window to front, fireplace with electric fire and French doors to garden

Dining Room

18' 6" max x 12' 9" max (5.64m max x 3.89m max)
having solid wood flooring

Study

11' 3" x 12' 5" (3.43m x 3.78m)
with fitted cupboards and shelving and solid wood flooring

Kitchen

15' 9" x 12' 9" (4.80m x 3.89m)
having a range of wall and base units, work surfaces and one and a half bowl stainless steel sink.
Integrated electric oven, grill, five ring gas hob and stainless steel extractor. Space for dishwasher, central island with two seater breakfast bar and cupboard space, tiled floor, open plan doorway to garden room and door to:

Utility

8' 9" x 10' 4" (2.67m x 3.15m)
having fitted wall and base units. work surface and single bowl stainless steel sink. Space for washing machine, tumble dryer and fridge freezer. Tiled floor, wall mounted gas boiler and side to garden

Garden Room

11' 6" x 11' 2" (3.51m x 3.40m)
French doors to garden and tiled floor

Wc

4' x 5' 8" (1.22m x 1.73m)
comprising two piece suite of WC and pedestal sink. Tiled floor

Landing

having loft access and built-in airing cupboard with hot water tank

Master Bedroom

13' 9" x 10' 9" (4.19m x 3.28m)
having a built-in double wardrobe and an additional range of fitted wardrobes with hanging space, shelving and drawers. Door to:

En-Suite Bathroom

8' 9" x 10' 5" (2.67m x 3.17m)
comprising five piece suite of WC, pedestal sink, Jacuzzi style bath with shower attachment, bidet and double shower cubicle with thermostatic shower. Extractor and tiled floor

Bedroom 2

13' 1" x 12' 9" (3.99m x 3.89m)
built-in single wardrobe and door to:

En-Suite Bathroom

5' x 7' (1.52m x 2.13m)
comprising three piece suite of WC, pedestal sink and bath with mixer tap and thermostatic shower over. Extractor, shaving point and tiled floor

Bedroom 3

11' 5" x 12' 6" (3.48m x 3.81m)
built-in double wardrobe

Bedroom 4

9' 2" x 13' 4" (2.79m x 4.06m)
having two built-in double wardrobes

Family Bathroom

8' 5" x 9' 9" (2.57m x 2.97m)
comprising four piece suite of WC, pedestal sink, bath and shower cubicle with dual head thermostatic shower. Extractor, heated towel rail and tiled flooring

Outside

to the front of the property there is a double width block paved driveway providing off road parking and access to a detached double garage. A lawned garden extends to the right hand side and includes a

range of mature trees and shrubs, with two timber gates leading to the rear garden. Enclosed by timber fencing and hedging, the rear garden features a central lawn with mature borders, two patio areas, an outside tap and a separate area of garden housing a timber shed and greenhouse

Detached Double Garage

18' 11" x 18' 11" (5.77m x 5.77m)
having two electric roller doors, power, lighting and a side door to garden

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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The Cherries, Long Sutton Spalding

- FOUR BEDROOM EXECUTIVE DETACHED PROPERTY
- FOUR RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM, TWO EN-SUITE BATHROOMS & DOWNSTAIRS WC
- OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- MATURE WRAPAROUND GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£490,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107120 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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