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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



71 Wisbech Road, Long Sutton PE12 9AQ

£245,000 Freehold

- Detached Bungalow
- 2 Bedrooms
- Garden Room
- Nearly 0.25 of an Acre (STS)
- Garage and Car Port

Well presented spacious detached bungalow in non-estate location. Convenient for Long Sutton, Wisbech and Kings Lynn. Established gardens, driveway and garage. UPVC windows, oil central heating. Viewing highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

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

**ACCOMMODATION**

Arched front entrance porch with obscure glazed UPVC front entrance door opening into:

RECEPTION HALL

12' 11" x 5' 4" (3.96m x 1.63m) Fitted carpet, radiator, fold down loft hatch, ceiling light, built-in Airing Cupboard, doors arranged off to:

LOUNGE

13' 5" x 12' 2" (4.10m x 3.73m) 2 UPVC windows to the side elevation, dual aspect with UPVC window to the front elevation, fitted carpet, coved and textured ceiling, radiator, ceiling light, half dividing wall creating a semi open plan access into:

DINING ROOM

11' 11" x 9' 5" (3.65m x 2.88m) UPVC window, fitted carpet, radiator, coved cornice, ceiling light. Square opening arch into:



GARDEN ROOM

10' 3" x 8' 0" (3.14m x 2.46m) Brick and UPVC construction with a textured ceiling, recessed ceiling light, door opening into:

FITTED KITCHEN

8' 9" x 11' 6" (2.68m x 3.53m) Range of modern units comprising base cupboards and drawers, roll edged worktops with splashbacks, eye level wall cupboards, cooker hood, freestanding electric cooker, American style fridge freezer, washing machine and dishwasher, eye level wall cupboards, textured ceiling, ceiling light, tile effect vinyl floor covering, double radiator, part glazed UPVC external entrance door to the front elevation.

Also from the Reception Hall further doors are arranged off to:

BEDROOM 1

12' 0" x 11' 9" (3.67m x 3.60m) Fitted carpet, coved cornice, radiator, ceiling light, UPVC window to the front elevation.

BEDROOM 2

11' 1" x 10' 9" (3.38m x 3.30m) Fitted carpet, ceiling light, radiator, UPVC window to the rear elevation.

MODERN BATHROOM

6' 8" x 5' 6" (2.05m x 1.68m) Freestanding ball and claw foot bath with end mounted mixer tap and shower attachment, pedestal wash hand basin, low level WC, tile effect vinyl floor covering, obscure glazed UPVC window, radiator, ceiling light.

EXTERIOR

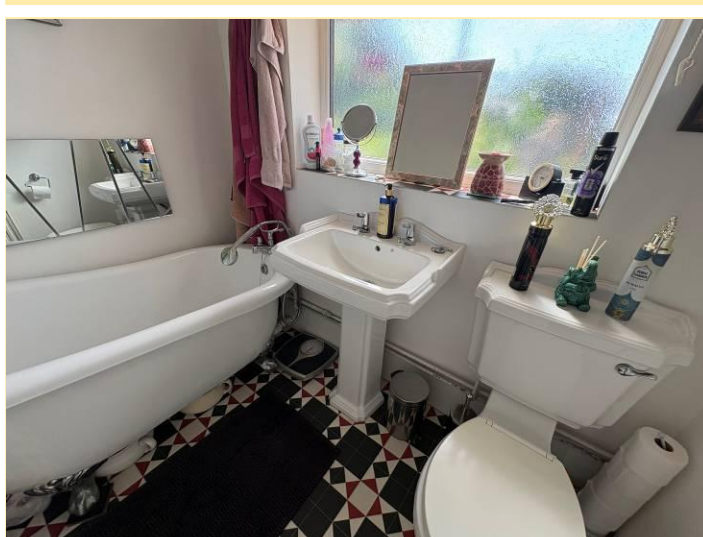
Established front lawn with stocked borders, double width driveway with multiple parking and access to:

BRICK GARAGE AND ADJACENT CAR PORT

The gardens continue round to the side of the property with further lawn and stocked border.

ESTABLISHED REAR GARDENS

The gardens are established with extensive lawns, patio and seating areas, multitudinous array of flowers, plants, shrubs and bushes and views of open farmland beyond.



DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach, continue on to the A17 and proceed in an easterly direction signposted Kings Lynn. Proceed for around 6 miles to the Long Sutton roundabout and take the third exit on to the A1101 signposted Wisbech. The property is situated on the right hand side after approximately 300 metres.

AMENITIES

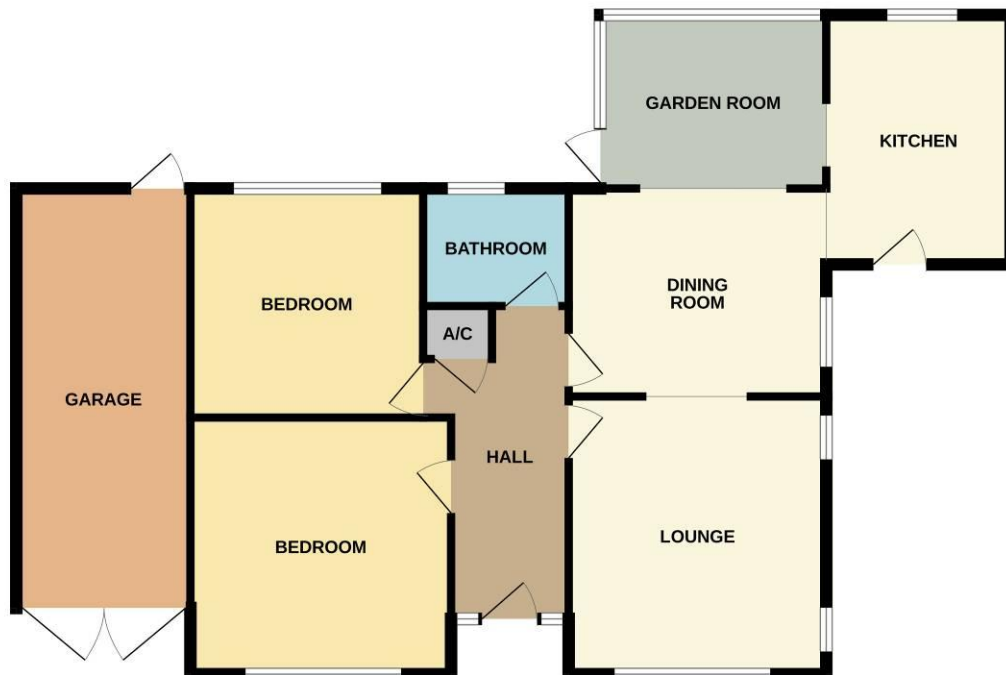
Long Sutton has a variety of shops, primary and secondary schools, doctors surgery etc. The towns of Holbeach, Spalding, Wisbech and Kings Lynn and the city of Peterborough are easily accessible by road as is the north Norfolk Coast.







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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Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Oil central heating. Private drainage.

COUNCIL TAX BAND TBC

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: S12089

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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