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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



20 Colsuan Gardens, Long Sutton PE12 9FR

£270,000 Freehold

- Modern Detached Bungalow
- Cul-De-Sac Location
- Two Double Bedrooms
- Garage with Electric Door
- No Onward Chain

Modern detached bungalow in a sought after cul-de-sac, close to town amenities, 2 double bedrooms, bathroom, shower room, lounge, kitchen/diner, utility, conservatory, low maintenance gardens, garage with electric door, block paved driveway, upvc double glazing, gas central heating & no upward chain. View now

SPALDING 01775 766766 BOURNE 01778 420406



Modern detached bungalow built in 2002 in a sought after cul-de-sac close to nearby town amenities with individually extended accommodation offering 2 double bedrooms – both with built in wardrobes, bathroom plus additional separate shower room, lounge, conservatory, kitchen/diner, utility room, hallway and entrance porch, upvc double glazing and gas central heating. Outside the block paved driveway provides off road parking plus a detached garage with electric remote control entrance door and personnel door to the rear garden. The gardens are landscaped to be low maintenance with stone chipped areas, 2 paved patio areas and circular artificial lawn features. Available with no upward chain. Internal viewing is highly recommended to appreciate the presentation.

ACCOMMODATION COMPRISES: Porch recess area with upvc double glazed front entrance door and matching side panel into:

ENTRANCE PORCH: Upvc double glazed window to the side. Built in storage cupboards. Tiled floor. Wall mounted electric heater. Upvc double glazed door with matching side panels into:



HALLWAY: Radiator, loft access.

LOUNGE: 18'5 x 13'7 (5.61m x 4.14m) Dual aspect with upvc double glazed bow window to the front plus upvc double glazed window to the side. 2 Radiators. Fireplace feature with marble back and hearth plus electric fire.

KITCHEN/DINER: 14'10 x 9'2 (4.53m x 2.80m) Upvc double glazed window to the side plus double glazed skylight window. Fitted base units with work tops over and matching wall units. Inset sink and drainer with mixer tap. Integrated fridge, oven, hob and extractor. Tiled splash backs. Radiator.

UTILITY ROOM: 9'11 x 5'4 (3.04m x 1.63m) min

Upvc double glazed window to the side. Upvc double glazed door to the conservatory. Fitted base units with work tops over and matching wall units. Inset sink and drainer with mixer tap. Tiled splash backs. Space for washing machine and additional under counter appliance. Radiator. Wall mounted gas fired boiler. Electric consumer unit. Loft access.

CONSERVATORY: 17'11 x 11'5 (5.46m x 3.48m) Of brick and upvc double glazed construction with windows to all sides plus door to the side (into rear garden) and further double doors to rear patio area. Tiled floor. Power and lighting. 2 Wall mounted electric heaters.

SHOWER ROOM: Upvc double glazed window to the side. Fitted white wc, hand basin plus tiled and glazed shower cubicle. Part tiled walls. Radiator. Wall mounted electric heater.

BEDROOM 1 11'8 x 10'7 (3.56m x 3.24m) min – excludes wardrobes

Upvc double glazed window to the front. Fitted range of wardrobes and drawers along one wall. Radiator.

BEDROOM 2 11'10 x 9'9 (3.61m x 2.99m)

Upvc double glazed window to the rear. Fitted wardrobe. Radiator.

BATHROOM: Upvc double glazed window to the rear. Fitted bath with shower mixer tap, wc and hand basin set to vanity unit. Part tiled walls. Radiator. Built in double airing cupboard.

OUTSIDE:

FRONT: Block paved driving providing off road parking and access to the garage and property. Tall hand gates on both sides give access to the rear. Low maintenance landscaped stone chipped garden areas with inset circular bedding areas set with artificial lawn and evergreen plants. Outside lighting.

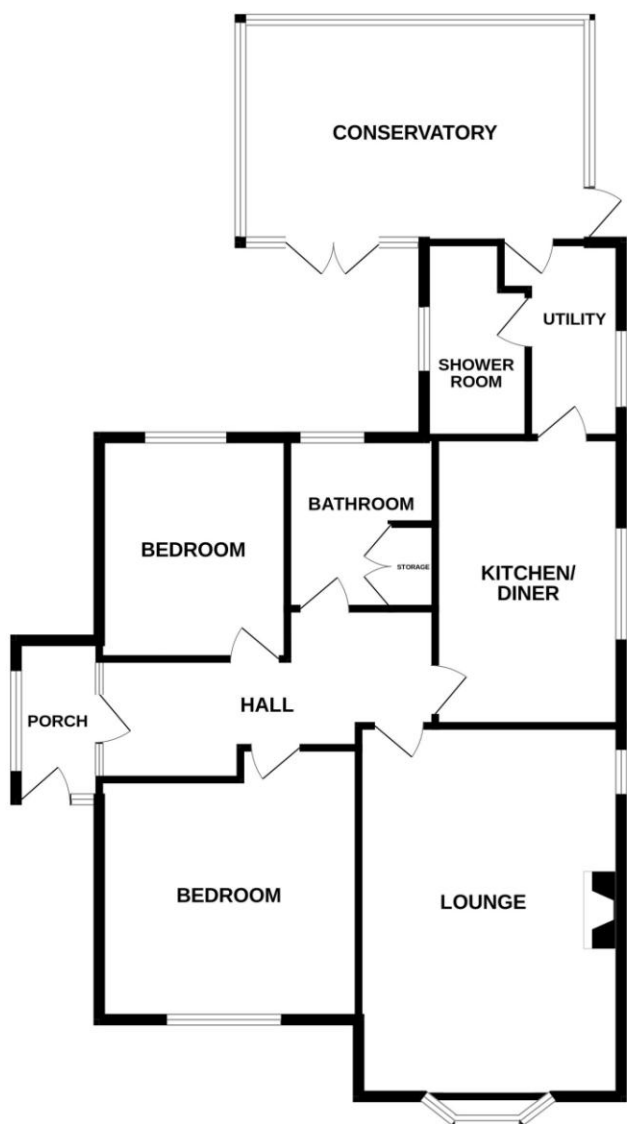
DETACHED SINGLE GARAGE: 15'8 x 9'11 (4.78m x 2.37m) Of brick and tiled construction. Electric remote control entrance door. Upvc double glazed personnel door to the side (into rear garden). Upvc double glazed window to the rear. Power and lighting.

REAR: Enclosed by wooden fencing with tall hand gates on both sides giving access to the front. Low maintenance landscaped stone chipped garden areas with inset shrubs, circular artificial lawn feature, 2 paved patio areas, paved pathways and raised 3 tiered planter. Outside tap. Outside lighting.

AGENTS NOTE The vendors advise the loft is part boarded and has a porthole window to the front.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 to Holbeach. Then proceed on to the A17 eastbound and head to Long Sutton. At the A1101 Wisbech Road roundabout turn left up to the T junction then right and then right again into Seagate Road, second right into Colsuan gardens and the property is situated on the right hand side

AMENITIES Situated within the thriving small town of Long Sutton which has primary and secondary schools, a variety of shops, social clubs etc.



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 All Mains

COUNCIL TAX BAND C

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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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		