



2  1  1 

2 Back Lane, Long Sutton PE12 9DL

**BELVOIR!**

£179,950



### Key Features

- > SEMI DETACHED PROPERTY
  - > TWO BEDROOMS
  - > LARGE PLOT - AMPLE PARKING
- > GARAGE AND WORKSHOP
  - > LOUNGE DINER
- > GAS CENTRAL HEATING
  - > Tenure: Freehold
  - > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer for sale this two bedroom semi detached property, situated in a popular non estate location of Long Sutton and within easy reach of local amenities. The property is situated on a generous plot with ample off-road parking with fabricated oversize garage and timber workshop. Gas central heating. The accommodation in brief comprises of entrance, lounge diner, fitted kitchen, utility area. To the first floor, two bedrooms and bathroom.



## PORCH

UPVC double glazed door with UPVC double glazed window and door to the front elevation, internal window to the lounge.

## ENTRANCE HALL

Glazed door, stairs to first floor landing.

## DINING AREA

15'11" x 11'9" (4.9m x 3.6m)

UPVC double glazed bay window to the front, radiator. (maximum measurements into bay)

## LOUNGE AREA

14'10" x 13'1" (4.5m x 4m)

UPVC double glazed window to rear and side elevation, feature fireplace with inset burner, understairs cupboard.

## KITCHEN

10'9" x 8'8" (3.3m x 2.6m)

Glazed door and UPVC double glazed window to side and UPVC double glazed window to the rear elevation, base units, sink unit, wood panelling to walls and ceiling.

## UTILITY AREA

11'3" x 6'1" (3.4m x 1.9m)

UPVC double glazed door and window to the side elevation, UPVC double glazed window to the rear elevation, plumbing for washing machine.



## LANDING

Access to loft space, doors to:

### BEDROOM 1

12'5" x 11'10" (3.8m x 3.6m)

Two UPVC double glazed windows to the front elevation, radiator.

### BEDROOM 2

10'4" x 7'3" (3.1m x 2.2m)

UPVC double glazed window to the rear elevation, radiator.

### BATHROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC wash hand basin, panelled bath, tiling to walls, boiler cupboard housing central heating boiler, radiator.



## EXTERNALLY

Large gravel drive to the side, leading to over size fabricated garage, timber work shop. Attached brick stores to rear of the property, gravel area to rear of garage. Remaining area is lawned with hedge to one side.

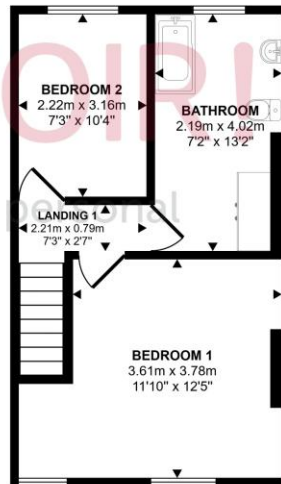
## AGENTS NOTE

The rear gardens to 2 and 4 Back Lane are partly off set. The photographs taken of the rear garden, include part of the neighbouring property, for reference the area showing the greenhouses are in 4 Back Lane garden. A copy of the title is available on request to show boundaries.

Approx Gross Internal Area  
94 sq m / 1016 sq ft



Ground Floor  
Approx 58 sq m / 625 sq ft

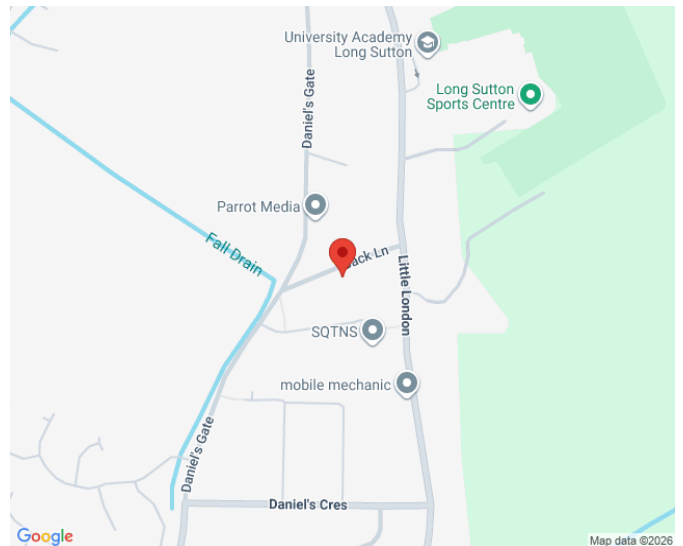


First Floor  
Approx 36 sq m / 392 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# BELVOIR!

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