



Market Street, Long Sutton SPALDING PE12 9DD

welcome to

Market Street, Long Sutton SPALDING

A spacious and welcoming detached family home full of character, offering comfortable living spaces, generous room sizes, and a warm, homely atmosphere. With its charming features, private garden, and excellent family-friendly layout, this property provides the perfect blend of character and comfort



property purchase does not go ahead.

Entrance Hall

Lounge

24' 8" x 13' 2" (7.52m x 4.01m)

having attractive fireplace with surround. French doors leading to a patio area.

Kitchen

11' 8" x 11' 7" (3.56m x 3.53m)

having units at wall and base level, worktops with inset sink. Eye level oven, gas hob with extractor over. Space for dishwasher, washing machine and tumble drier.

Dining Room

13' 3" x 11' 11" (4.04m x 3.63m)

Landing

having feature stained glass window and loft access.

Bedroom 1

12' x 11' 8" (3.66m x 3.56m)

En-Suite

having shower cubicle, low level WC and wash hand basin.

Bedroom 2

14' x 12' 2" (4.27m x 3.71m)

Bedroom 3

11' 11" x 11' 8" (3.63m x 3.56m)

Bedroom 4

8' 10" x 7' 9" (2.69m x 2.36m)

Bathroom

having corner bath, shower cubicle, low level WC and wash hand basin.

Outside

the property sits back behind a gravel driveway offering off road parking for several cars. The rear garden is enclosed with a lawn and patio area.

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



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- Generous Proportions: A detached 4-bedroom family home featuring impressively large, well-proportioned rooms throughout.
- Character & Potential: A unique layout with significant potential for further personalization or development (subject to necessary permissions).
- Expansive Living Space: A spacious 24' 8" x 13' 2" lounge featuring an attractive fireplace and French doors leading directly onto the patio.

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107565 - 0009

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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