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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



80 London Road, Long Sutton PE12 9ED

£120,000 Freehold

- Older Style Terraced House
- 2 Bedrooms - both with Cast Iron Fireplaces
- Low Maintenance Enclosed Garden
- No Chain

Older style terraced house convenient for nearby bus stops convenience store & town amenities offering 2 bedrooms, lounge, dining room, conservatory, modern kitchen, downstairs bathroom, small low maintenance patio garden, brick shed, gas central heating, upvc double glazing & no upward chain.

SPALDING 01775 766766 BOURNE 01778 420406



Upvc double glazed front entrance door into:

LOUNGE:

11'5 x 9'5 (3.48m x 2.87m) max

Upvc double glazed window to the front. Radiator. Tiled open fireplace. Cupboards to chimney recesses.

DINING ROOM:

12'4 x 11'5 (3.76m x 3.48m) max

Radiator. Open fireplace. Built in cupboard to chimney recess. Stairs to the first floor.

**KITCHEN:**

11'7 x 5'6 (3.53m x 1.68m) Upvc double glazed window to the rear. Skylight window. Fitted base units with work top over and matching wall units. Inset stainless steel sink and drainer with mixer tap. Tiled splash backs. Space for cooker and fridge/freezer. Upvc double glazed door to:

CONSERVATORY:

11'5 x 9'10 (3.48m x 3.02m) Brick & upvc double glazed construction with French doors to the rear plus windows to the side and rear. Space and plumbing for washing machine. Tiled floor.

INNER LOBBY:

Situated between the kitchen & bathroom.

BATHROOM:

Upvc double glazed window to the rear. Fitted white suite comprising bath with shower mixer tap, hand basin and wc. Radiator. Part tiled walls.

FIRST FLOOR LANDING:

Wall mounted gas fired boiler.

BEDROOM 1

11'4 x 9'7 (3.45m x 2.92m) max

Upvc double glazed window to the front. Radiator. Decorative cast iron fire place.

BEDROOM 2

12'4 x 8'8 (3.76m x 2.64m) max

Upvc double glazed window to the rear. Radiator. Decorative cast iron fire place.

OUTSIDE:**FRONT:**

Low maintenance gravel garden area.

REAR:

Gravel and paved low maintenance enclosed rear yard/patio garden. Brick store shed. Gated pedestrian right of way serving this and neighbouring property to the right, leading to communal access path 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 take the first exit signposted Long Sutton into Seagate Road. Proceed to the 'T' junction turning left and the property is situated on the left hand side just before the Convenience Store.

AMENITIES

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





TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

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.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

