



LONG SUTTON

Step into this bright, airy, and spacious home — a modern detached bungalow built in the early 2000s, offering a superb layout and generous living accommodation throughout.

The heart of the home is a large, fully fitted modern kitchen, complete with ample storage and workspace, leading into a practical utility room. The living room is warm and inviting, featuring a HETAS-compliant log burner for those cosy evenings in. A separate dining room enjoys views over the rear garden, with a sunroom providing the perfect space to relax and unwind.

There are three generous bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

To the rear, the property boasts a fully enclosed garden, mainly laid to lawn and complemented by a variety of mature, decorative shrubs and bushes. A patio area provides the perfect spot for outdoor dining, with the option to include a catio if desired.

Located to the rear is a large workshop—ideal for additional storage or hobby use.

To the front, a large gravel driveway provides ample off-road parking for multiple vehicles, including space for a caravan or motorhome. A single garage offering further space completes the package.

Additional benefits include owned solar panels, providing energy efficiency and long-term savings.

44 Railway Lane North, Sutton Bridge, Lincolnshire, PE12 9UY

Offers in the region of £275,000 Freehold





**Front Hallway**

12'5" x 3'10" (3.81 x 1.19)

Coved ceiling. Part uPVC part double-glazed door to front. Wall-hung shoe and coat storage. Radiator.

**Kitchen**

19'0" x 9'8" (5.81 x 2.96)

Coved ceiling. Inset ceiling lights. uPVC double-glazed window to side. Base units with worktop over. Pantry-style storage cupboards. Composite 1 1/2 bowl sink and drainer with mixer tap over and extendable hose attachment. Gas hob with extractor over. Eye-level 'Neff Slide & Hide' double oven. Integrated dishwasher. Space for American-style fridge freezer. Power points. Vertical radiator.

**Living Room**

14'6" x 11'7" (4.44 x 3.55)

Coved ceiling.2 x wall lights. Feature log burner (HETAS compliant and recently swept). Power points. Radiator.

**Dining Room**

11'7" x 11'5" (3.55 x 3.49)

Coved ceiling. uPVC double-glazed to side. uPVC double-glazed bi-fold doors to patio. Radiator.

**Sun Room**

11'5" x 10'2" (3.49 x 3.11)

uPVC double-glazed glass roof. Part uPVC part double-glazed door to patio. Power points. Vertical radiator.

**Utility Room**

9'8" x 5'6" (2.97 x 1.69)

Coved ceiling. Inset ceiling lights. Loft access. Wooden double-glazed door to side. Base units with worktop over. Stainless steel sink and drainer with mixer tap over. Undercounter space and plumbing for washing machine and tumble dryer. Pantry-style storage cupboards. Fully serviced 'Worcester' wall-hung boiler. Vertical radiator.

**Inner Hallway**

18'11" x 3'2" (5.79 x 0.99)

Coved ceiling. Access to airing cupboard. Power points.

**Bedroom 1**

14'3" x 11'8" (4.35 x 3.56)

Coved ceiling. uPVC double-glazed bay window to front. Power points. Radiator.

**En-Suite**

7'10" x 3'10" (2.40 x 1.18)

Coved ceiling. uPVC double-glazed privacy glasss window to side. Pedestal hand basin. Low-level WC. Shower cubicle with mains fed, dual-head shower. Part tiled walls. Extrator fan. Radiator.

**Bedroom 2**

11'10" x 9'9" (3.62 x 2.98)

Coved ceiling. uPVC double-glazed window to front. Power points. Radiator.

**Bedroom 3 / Study**

10'0" x 7'10" (3.05 x 2.41 )

Coved ceiling. uPVC double-glazed window to side. Storage shelving units. Power points. Radiator.

**Bathroom**

8'3" x 6'4" (2.53 x 1.95)

Coved ceiling. uPVC double-glazed privacy window to side. Vanity unit housing hand basin and WC. Double shower cubicle with mains fed dual-head shower. Towel rail. Radiator.

**Single Garage**

22'10" x 16'6" (6.98 x 5.04)

Swing-out garage doors to both the front and rear, cleverly designed to allow vehicular access through to the workshop. Power. Lighting. Outdoor tap.

**Workshop**

22'10" x 16'6" (6.98 x 5.04)

Roller garage door. Power. Lighting.

**Outside**

To the rear, the property benefits from a fully enclosed garden, mainly laid to lawn and complemented by a range of decorative mature shrubs and bushes. There is a patio area, with the option to include a catio if desired.

Supersized wood store with an additional smaller wood store located to the side of the property. Metal shed is also included, along with a further room to the rear of the workshop, offering extra space for storage or other uses.

**Material Information**

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

**Council Tax**

Council Tax Band C. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

**Energy Performance Certificate**

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

**Services**

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas

**Mobile Phone Signal**

EE - Good outdoor

O2 - Good outdoor

Three - Variable outdoor

Vodafone - Good outdoor

Visit the Ofcom website for further information.

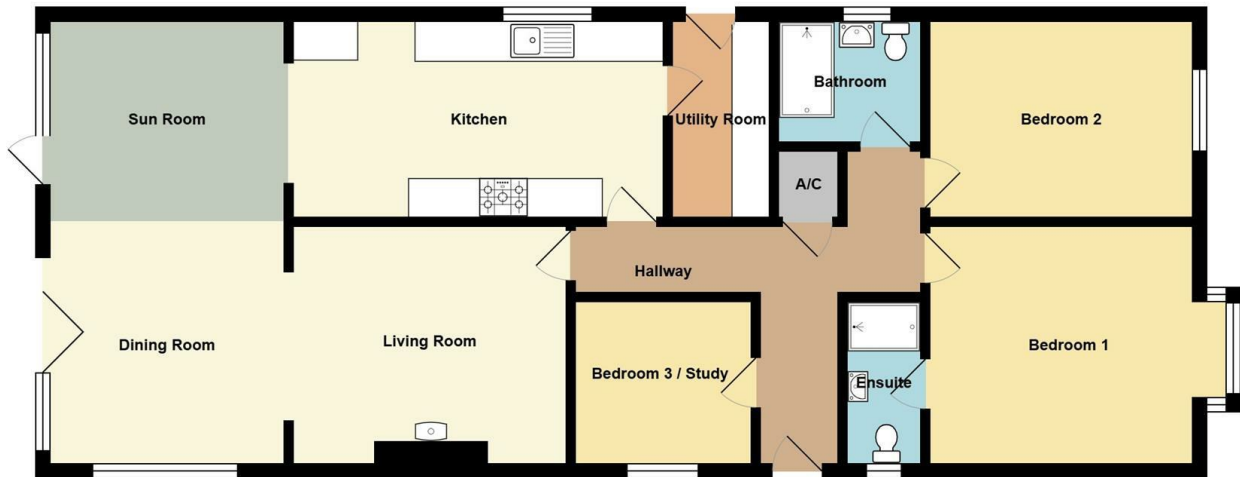
**Broadband Coverage**

Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

**Flood Risk**

This postcode is deemed as a low risk of surface water flooding and a low risk of flooding from rivers and the sea.



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.