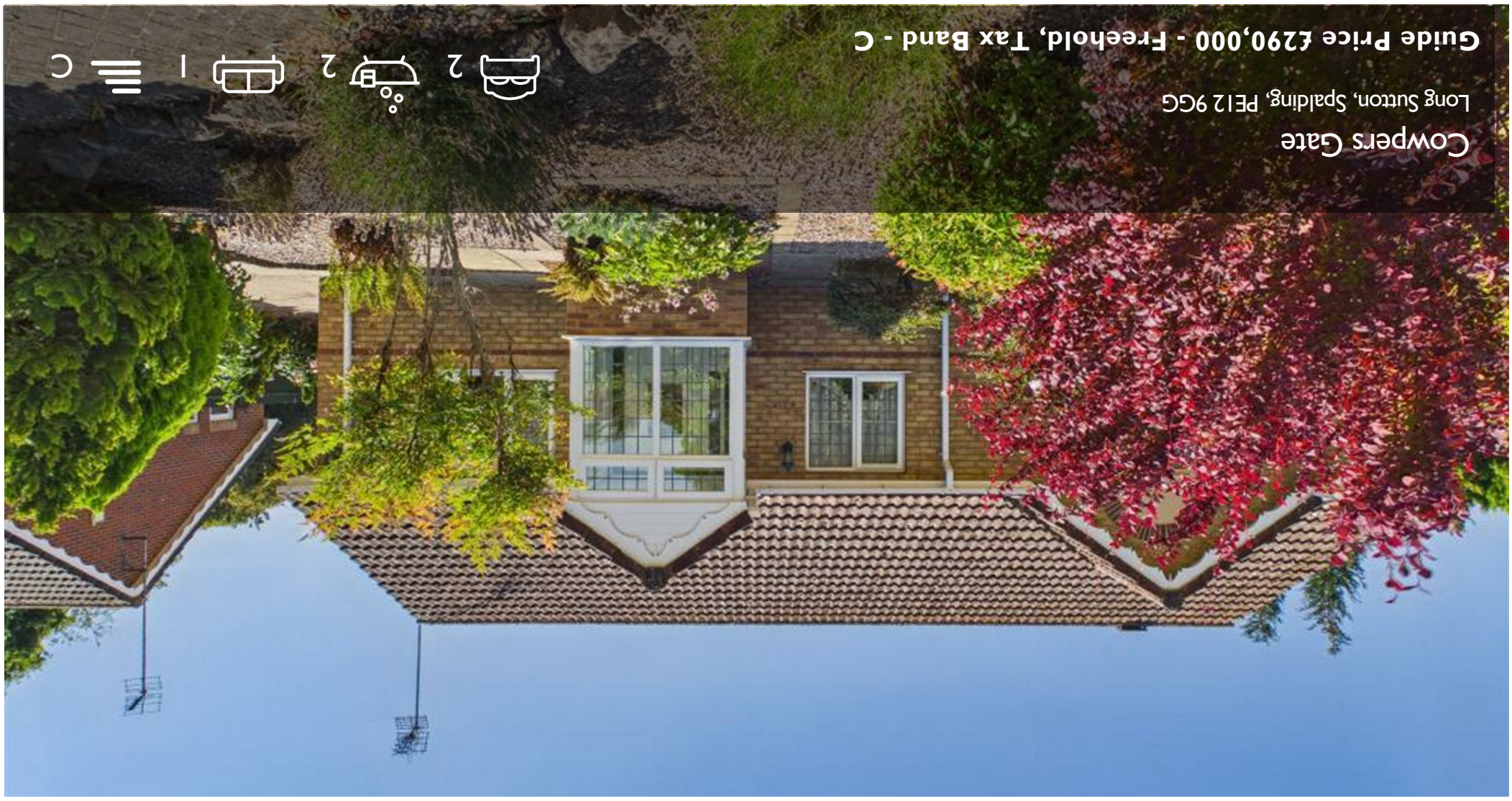


Cowpers Gate

Long Sutton, Spalding, PE12 9GG

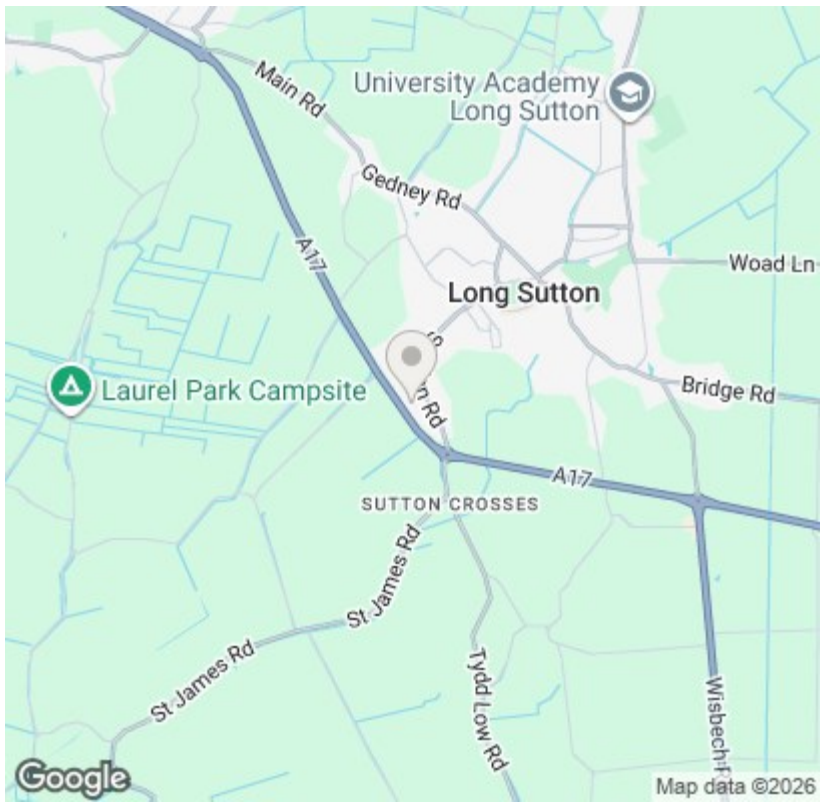
Guide Price £290,000 - Freehold, Tax Band - C

2 2 1 C

Floor Plan



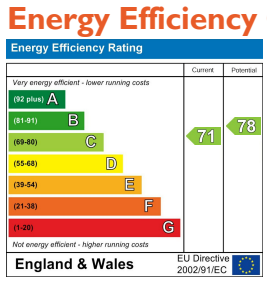
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Cowpers Gate

Long Sutton, Spalding, PE12 9GG

*** GUIDE PRICE £290,000 - £310,000 ***

Situated in the sought-after Cowpers Gate area of Long Sutton, this beautifully presented detached bungalow occupies a desirable corner plot within a small and friendly development, just a short walk from local shops and a nearby GP surgery.
The well-maintained accommodation comprises an entrance porch and hall, two generous double bedrooms with an en-suite to the principal bedroom, modern bathroom, spacious living room, kitchen/breakfast room, utility area and attractive Edwardian-style conservatory. Outside, the property benefits from a block-paved driveway providing parking for up to three vehicles, a single garage and a beautifully landscaped, low-maintenance rear garden featuring charming cottage-style planting, summerhouse and storage shed. A delightful home in a convenient location, presented to an excellent standard throughout. Early viewing is highly recommended.

Nestled within the charming area of Cowpers Gate, Long Sutton, Spalding, this superbly presented detached bungalow occupies a desirable corner plot within a small and friendly development. Ideally situated just a short stroll from local shops and essential amenities, including a nearby GP surgery, the property offers a wonderful combination of comfort, convenience and easy living.
Approached via a smart block-paved driveway providing parking for up to three vehicles, the property also benefits from a single garage with an electric up-and-over door. Internally, the bungalow is beautifully presented throughout, with a welcoming entrance porch leading into an L-shaped entrance hall. There are two generously proportioned double bedrooms, with the principal bedroom enjoying the added benefit of a private en-suite bathroom, complemented by a modern three-piece family bathroom. The spacious living accommodation has been thoughtfully reconfigured by combining the former third bedroom, creating a particularly impressive open living space ideal for both relaxing and entertaining. A well-appointed kitchen and breakfast room is complemented by a useful utility area, while the elegant Edwardian-style conservatory provides a delightful additional reception space overlooking the garden. Externally, the property truly excels. The beautifully landscaped rear garden has been designed with low-maintenance living in mind, while retaining plenty of charm and character. Cottage-style planting creates an attractive backdrop, with a timber summerhouse and useful storage shed adding both appeal and practicality.
Offering beautifully maintained accommodation, attractive gardens and a convenient location, this delightful bungalow is an ideal home for those seeking comfortable and manageable living. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Entrance Porch
1.18 x 1.57 (3'10" x 5'1")

Entrance Hall
1.15 x 3.90 (3'9" x 12'9")

Hallway
4.42 x 1.01 (14'6" x 3'3")

Lounge Diner
7.49 x 2.78 (24'6" x 9'1")

Kitchen Breakfast Room
3.99 x 2.65 (13'1" x 8'8")

Utility Room
1.79 x 1.78 (5'10" x 5'10")

Conservatory
3.13 x 2.87 (10'3" x 9'4")

Master Bedroom
3.08 x 3.69 (10'1" x 12'1")

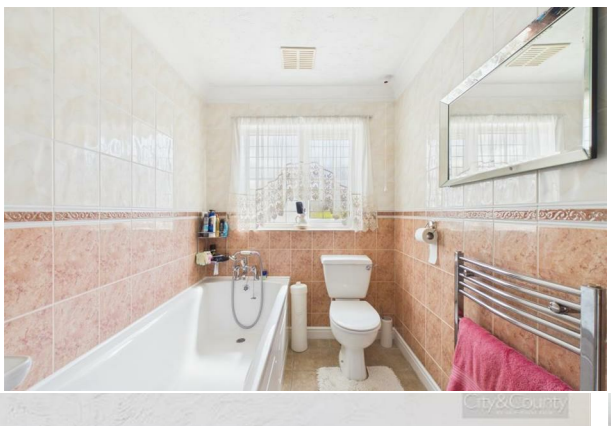


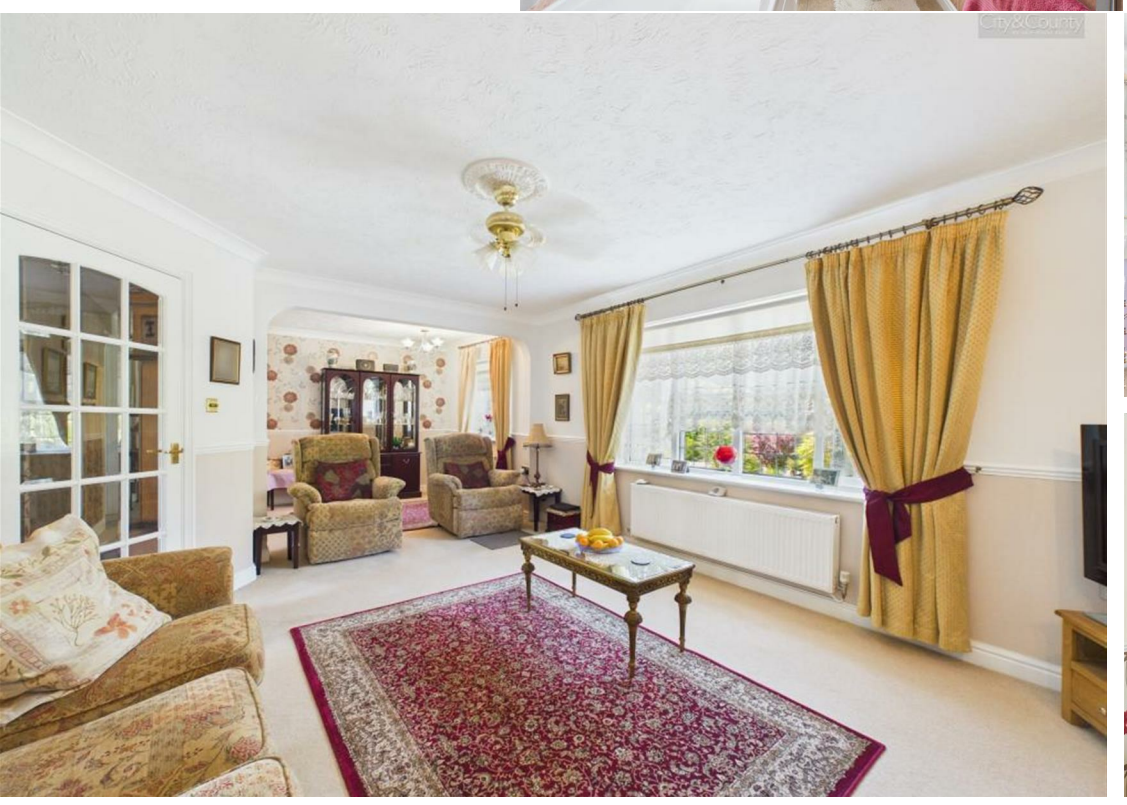






















En-Suite To Master Bedroom
0.76 x 2.55 (2'5" x 8'4")

Bedroom Two
3.12 x 2.83 (10'2" x 9'3")

Bathroom
1.77 x 2.54 (5'9" x 8'3")

EPC - C
71/78

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Wheelchair Accessible
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 10000Mbp
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL