



12 Lime Walk, Long Sutton

£270,000

WOW! If you are looking for a home ready to move straight into, look no further. Prepared to be amazed by this impressive four bedroom detached family home located in the Market Town of Long Sutton. Recently refurbished by the current owners, the property benefits from ample off road parking with single garage, four double bedrooms, downstairs shower room and being modern throughout. The property comprises of entrance hallway, living room, shower room and open plan modern kitchen diner. The first floor offers, four generous sized bedrooms and family bathroom. Large well maintained front garden, mainly gravelled with lawn area, providing ample off road parking. Fully enclosed rear garden and single garage beyond. Call today to get your viewing booked in!

- **Four Bedroom Detached Family Home**
- **Single Garage and Ample Off Road Parking**
- **Immaculate Throughout**
- **Viewing Is Highly Advised**
- **Shower Room and Bathroom**

ENTRANCE HALLWAY

Part glazed door to front aspect. Upvc window to side aspect. Stairs to first floor landing. Understairs storage cupboard. Radiator. Wood effect flooring. Spot lighting. Double cupboard with plumbing and space for washing machine and wall units.



LIVING ROOM

5.0m x 3.6m (16'5" x 11'10")

Upvc window to front aspect. Carpeted. Television point. Telephone point. Radiator.



SHOWER ROOM

1.9m x 1.7m (6'3" x 5'7")

Upvc window to side aspect. Wash hand basin with vanity unit and mixer tap over. Double shower cubicle with rainwater shower head over and separate shower extension. Toilet. Extractor fan. Spot lighting. Wood effect flooring.

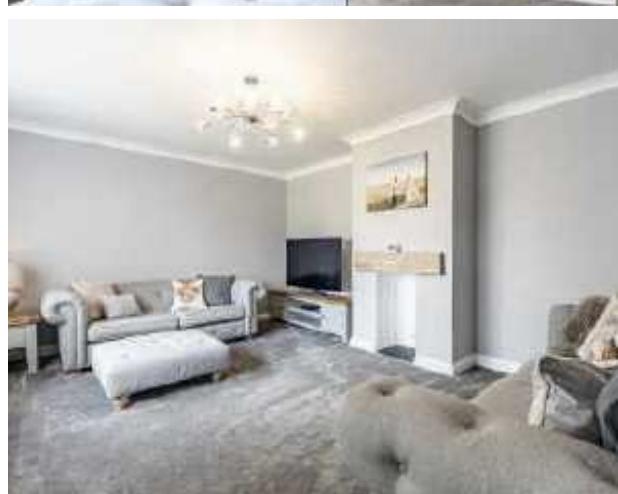


KITCHEN DINER

Upvc window and door to rear aspect. Base and wall units with work surface over. Integrated fridge freezer. AEG eye level electric cooker. Electric hob with modern extractor over. Stainless steel sink with mixer tap over and integrated drainer into worktop. Integrated dishwasher. Spot lighting. Radiator.

FIRST FLOOR LANDING

Upvc window to side elevation. Loft access. Carpeted.



BEDROOM ONE

3.6m x 3.5m (11'10" x 11'6")

Upvc window to front elevation. Radiator. Built in wardrobes with sliding doors. Carpeted.

BEDROOM TWO

3.6m x 3.1m (11'10" x 10'2")

Upvc window to rear elevation. Carpeted. Radiator.

BEDROOM THREE

3.1m x 3.0m (10'2" x 9'10")

Upvc window to rear elevation. Radiator. Carpeted.

BEDROOM FOUR

3.1m x 3.0m (10'2" x 9'10")

Upvc window to front elevation. Radiator. Carpeted. Built in wardrobe.

**FAMILY BATHROOM**

2.0m x 1.7m (6'7" x 5'7")

Upvc window to side elevation. Bath with shower over. Wash hand basin. Toilet. Heated towel rail. Extractor fan.

**SINGLE GARAGE**

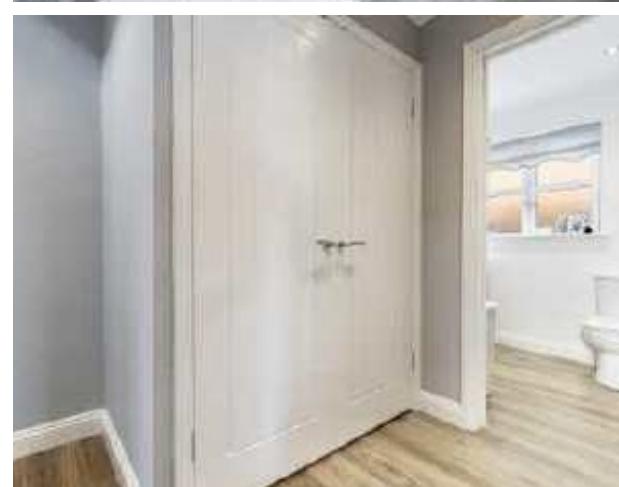
Up and over single door to front.

FRONT GARDEN

Large front garden mainly gravelled with lawn area to the front. Providing ample off road parking.

REAR GARDEN

Fully enclosed rear garden. Block paved providing seating and entertaining space. Laid to lawn with raised beds and decking area. Door to garage.

**PROPERTY POSTCODE**

For location purposes the postcode of this property is: PE12 9HG

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

**VIEWING**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

OFFERS PROCEDURE

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of your funds from your solicitor.

ARK PROPERTY CENTRE

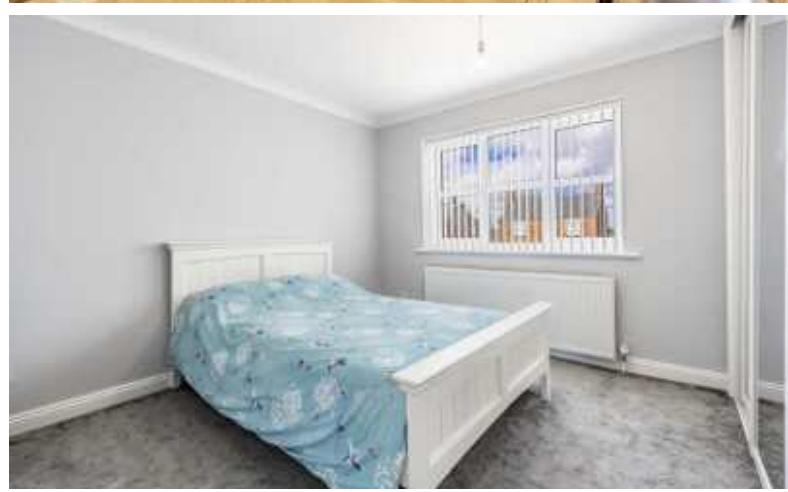
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

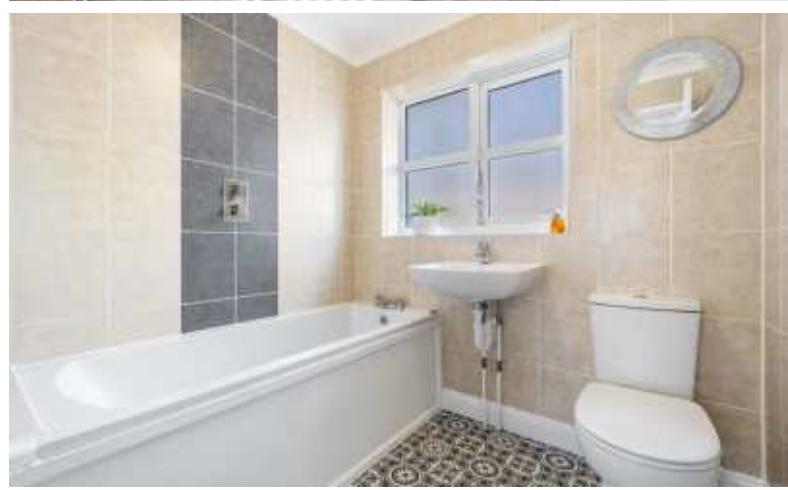
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.









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