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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



4 The Maltings, Long Sutton PE12 9EX

GUIDE PRICE - £295,000 Freehold

- Detached House Situated Close to Town
- 5 Bedrooms
- Single Garage, Parking for 2 Cars
- Conservatory
- No Chain

Detached 5 bedroom family house with accommodation arranged over three floors including reception hall, cloakroom, lounge, kitchen diner, conservatory, 5 bedrooms (one with en-suite) and bathroom. Driveway, garage and enclosed rear gardens. UPVC windows, gas central heating. Convenient for all local amenities.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

External electric light and canopied entrance, part glazed door leading into:

RECEPTION HALL

15' 7" x 6' 7" (4.76m x 2.03m) overall Staircase off, laminate flooring, coved and textured ceiling ceiling light, radiator.

CLOAKROOM

Two piece suite comprising low level WC, bracket hand basin. Radiator, obscure glazed UPVC window.

LOUNGE

14' 8" x 10' 6" (4.49m x 3.21m) Laminate flooring, coal effect gas fire set within decorative surround, box bay window to the front elevation with displaysill, coved and textured ceiling, ceiling light, 2 wall lights, TV point, telephone point.

KITCHEN DINER

17' 8" x 10' 10" (5.40m x 3.32m) Laminate flooring, range of fitted base cupboards and drawers beneath the roll edged worktops with inset one and a quarter bowl stainless steel single drainer sink unit with mono block mixer tap, 5 burner gas hob, electric oven, concealed extractor hood, tiled splashbacks, eye level wall cupboards, plumbing and space for washing machine, radiator, TV point, coved and textured ceiling, 2 ceiling lights, glazed UPVC French doors opening into:



CONSERVATORY

9' 5" x 8' 5" (2.88m x 2.57m) Solid plastered wall to one side, half height walls to the rear and side with UPVC double glazing, UPVC French doors, mono pitch Perspex roof, telephone point, wall light.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

UPVC side window, radiator, built-in Airing Cupboard, doors arranged off to:

BEDROOM 1

12' 5" x 9' 8" (3.80m x 2.97m) plus door recess. UPVC window to the front elevation, coved and textured ceiling, ceiling light, telephone point, TV point, door to:

EN-SUITE SHOWER ROOM

8' 7" x 2' 11" (2.63m x 0.89m) Shower cubicle, bracket hand basin, low level WC, shaver point, extractor fan, obscure glazed UPVC window, radiator.

BEDROOM 2

10' 1" x 9' 10" (3.09m x 3.00m) Coved and textured ceiling, ceiling light, UPVC window to the rear elevation, telephone point, radiator.

BEDROOM 3

7' 10" x 7' 8" (2.41m x 2.34m) UPVC window to the front elevation, radiator, ceiling light.

BATHROOM

6' 0" x 7' 7" (1.85m x 2.32m) Panelled bath with hot and cold taps and shower over with folding glazed screen, pedestal wash hand basin, low level WC, extractor fan, radiator, shaver point, ceiling light, obscure glazed UPVC window.

From the First Floor Landing a carpeted return staircase rises to:

SECOND FLOOR LANDING

Recessed ceiling light, smoke alarm, UPVC side window, doors arranged off to:

BEDROOM 4

11' 9" x 11' 5" (3.60m x 3.50m) Restricted head height, Velux windows to either side elevations, radiator, eaves storage areas.

BEDROOM 5

7' 6" x 11' 5" (2.31m x 3.50m) plus 4' 5" x 6' 3" (1.37m x 1.91m) restricted head height, Velux windows to either side elevations, recessed ceiling lights, radiator, eaves storage areas.

EXTERIOR

The property is situated within a modern cul-de-sac and has a lawned front garden with wrought iron railings to the front boundary and to either side. Double width paved pathway leading up to the front door and a side block paved driveway with back to back parking for 2 cars and a access to:

SINGLE GARAGE

Up and over door, concrete floor, externally accessed gas and electricity meters.

Gated side access leading round to:

ENCLOSED REAR GARDEN

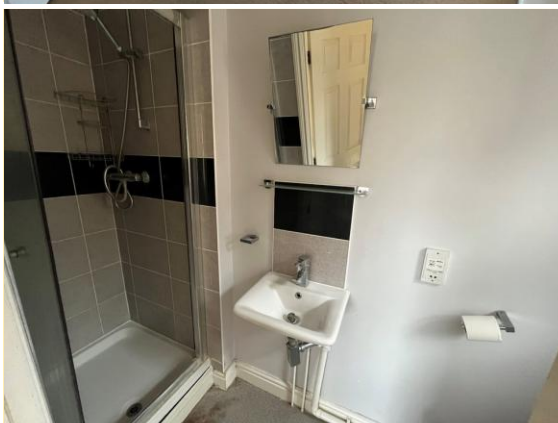
2 paved patios, lawn, stocked border, garden shed and timber fencing to the side and rear boundaries.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach then join the A17 eastbound towards Kings Lynn. Stay on this road for around 4 miles taking the second exit off the roundabout into Gedney Road and proceed into Long Sutton. The Maltings is a turning to the left hand side before reaching the centre of Long Sutton and the property is situated after a short distance on the left hand side.

AMENITIES

Local amenities including primary and secondary schools, doctors surgery, range of shops, banks, leisure facilities etc. Easy access is gained to the neighbouring towns of Holbeach, Spalding and Kings Lynn and the city of Peterborough.





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band C

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.

The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: S11227

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co.

5 New Road

Spalding

Lincolnshire

PE11 1BS

CONTACT

T: 01775 766766

F: 01775 762289

E: spalding@longstaff.com

www.longstaff.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		