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44 Station Road, Long Sutton PE12 9BP

**£385,000 Freehold**

- Detached 2/3 Bedroom Bungalow
- Refitted Bathroom and En-Suite
- Beautifully Presented Gardens
- Gas Central Heating
- Hot Tub included in Sale

Superbly presented, fully renovated 2/3 bedroom detached bungalow situated in a prime location of the popular village of Long Sutton close to local amenities. Entrance hallway, lounge, kitchen breakfast room, reception room 2/bedroom 3, bedroom 2, master bedroom with en-suite and conservatory. Beautifully presented mature gardens. Full UPVC double glazed windows, doors and fascias. Must view to appreciate the property.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **ACCOMMODATION**

Open porch with external lighting and through an obscure UPVC double glazed door into:

#### **ENTRANCE HALLWAY**

6' 7" x 13' 6" (2.03m x 4.14m) Skimmed and coved ceiling, centre light point, smoke alarm, access to part boarded loft space with pull down ladder and lighting, tiled plank effect flooring, radiator, BT point, solid wooden door into:

#### **LOUNGE**

11' 4" x 16' 1" (3.46m x 4.91m) UPVC leaded double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, carbon monoxide detector, TV point, feature marble fireplace with gas coal effect fire.

From the Entrance Hallway solid wooden door into:

#### **KITCHEN BREAKFAST ROOM**

11' 11" x 19' 11" (3.65m x 6.08m) 2 UPVC triple glazed windows to the rear elevation, UPVC triple glazed door to the rear elevation, skimmed ceiling, inset LED lighting, smoke alarm, carbon monoxide detector, tiled flooring, double radiator, TV



point, storage cupboard housing Worcester Bosch boiler. Recently fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated Bosch induction hob with tiled splashback, extractor hood over, integrated Neff combination oven, integrated Neff stainless steel fan assisted oven, plumbing and space for dishwasher/washing machine.

#### **UTILITY AREA**

Cupboards housing space for tumble dryer and washing machine, solid wooden door into:

#### **RECEPTION ROOM 2/BEDROOM 3**

7' 9" x 16' 5" (2.38m x 5.01m) UPVC triple glazed leaded window to the front elevation, skimmed ceiling, inset LED lighting, smoke alarm, tiled flooring, radiator, storage cupboard housing electric consumer unit (fitted in 2018), further storage cupboard off housing gas meter.

From the Entrance Hallway door into:

#### **MASTER BEDROOM**

10' 9" x 11' 11" (3.29m x 3.64m) UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation leading into Conservatory. Skimmed and coved ceiling, centre light point, double radiator, TV point, wall light, solid wooden door into:

#### **RECENTLY REFITTED EN-SUITE**

5' 1" x 7' 9" (1.55m x 2.37m) Obscure UPVC triple glazed window to the window to the rear elevation, skimmed ceiling, centre light point, built-in extractor fan, fully tiled walls, tiled floor, radiator, towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap, shower enclosure with thermostatic shower, fitted rainfall shower and further shower attachment tap.

#### **CONSERVATORY**

11' 3" x 15' 8" (3.45m x 4.79m) Dwarf brick wall and UPVC construction, inset LED lighting, UPVC double glazed windows to the front, rear and side elevations, UPVC double glazed French doors to the side elevation, fitted blinds, double radiator, TV point, fitted Dakin inverter for air conditioning unit.

From the Entrance Hallway a solid wooden door leads into:

#### **BEDROOM 2**

11' 10" x 11' 7" (3.61m x 3.54m) UPVC double glazed leaded window to the front elevation, skimmed and coved ceiling, centre light point, TV point, radiator.

From the Entrance Hallway a door leads into:



### RECENTLY REFITTED FAMILY BATHROOM

6' 8" x 8' 9" (2.05m x 2.68m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, extractor fan, fully tiled walls, tiled floor, stainless steel heated towel rail, storage cupboard off with slatted shelving. Fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap, bath with fitted power shower over and screen.

### EXTERIOR

Tarmacadam driveway and gravelled area to the front. Fenced and hedged boundaries. Gated side access (to both sides) leading into side garden where there are paved pathways and cold water tap leading to paved patio area, further cold water tap and extensive lighting. 2 garden sheds. Hedged boundaries to the rear. Further patio area, mainly laid to lawn with a wide range of mature shrub and tree borders, glasshouse and wooden summerhouse with verandah.

### DIRECTIONS

Leave Spalding along the A151 Holbeach Road and proceed through Weston and Moulton and on to Whaplode. Proceed through Whaplode and at the mini roundabout take the first exit continuing on the A151. At Pepermint Roundabout take the second exit and stay on the A17. At the next roundabout take the second exit and stay on the A17 for 3.7 miles and take the third exit at this roundabout. At the next roundabout take the first exit onto Station Road where the property is situated 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.







# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



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

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** Band B

## 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 that they are present or in working order. Buyers must check these.

## Ref: S11245

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.

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