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## New Bungalow, Adj. to Charters Lodge, Gedney Road, Long Sutton PE12 9JX

### GUIDE PRICE - £385,000 Freehold

- Brand New Bungalow
- 3 Bedrooms
- Secluded Plot
- Master En-suite/Dressing Room
- Off Road Parking

BRAND NEW executive detached 3 bedroom bungalow situated in a prime location on the edge of Long Sutton. Accommodation comprising entrance hallway, lounge, kitchen diner, 3 bedrooms (en-suite/dressing room to the master) and family bathroom. Mature grounds to the rear elevation. Air Source central heating (radiators). Kitchen and Bathroom allowance available.

**ANTICIPATED COMPLETION END NOVEMBER 2023**

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### ACCOMMODATION

Door to the front elevation leading into:

**ENTRANCE HALLWAY** 16' 4" x 4' 7" (5.0m x 1.4m)

**LOUNGE** 15' 8" x 13' 5" (4.8m x 4.1m)

**KITCHEN DINER** 20' 11" x 11' 6" (6.4m x 3.52m)

**MASTER BEDROOM** 12' 0" x 10' 3" (3.67m x 3.13m)

**DRESSING ROOM/EN-SUITE** 10' 3" x 5' 10" (3.13m x 1.8m)

**BEDROOM 2** 12' 0" x 9' 2" (3.67m x 2.80m)

**BEDROOM 3** 10' 0" x 9' 2" (3.06m x 2.8m)

**BATHROOM** 6' 6" x 5' 2" (2.00m x 1.6m)

#### DIRECTIONS

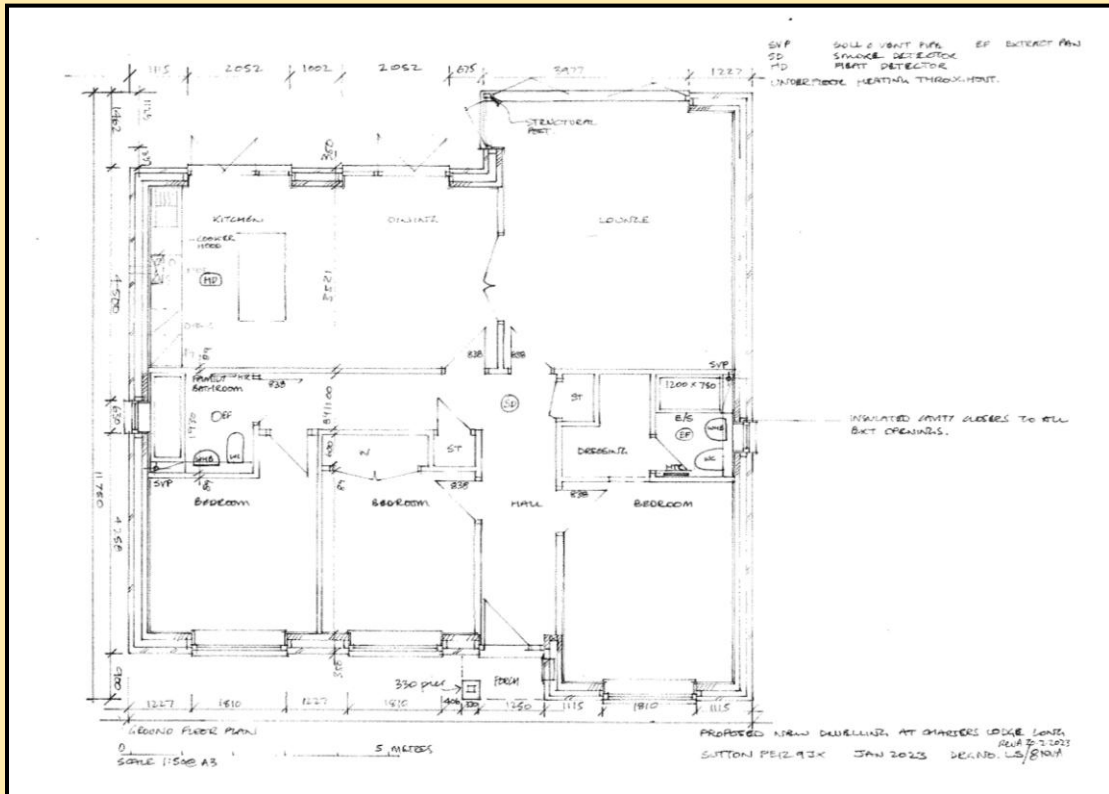
From Spalding proceed in an easterly direction along the A151 to Holbeach and then continue up to the A17 travelling eastwards towards Kings Lynn. After a round 4 miles turn second left at the Gedney roundabout into the old main road leading into Long Sutton.

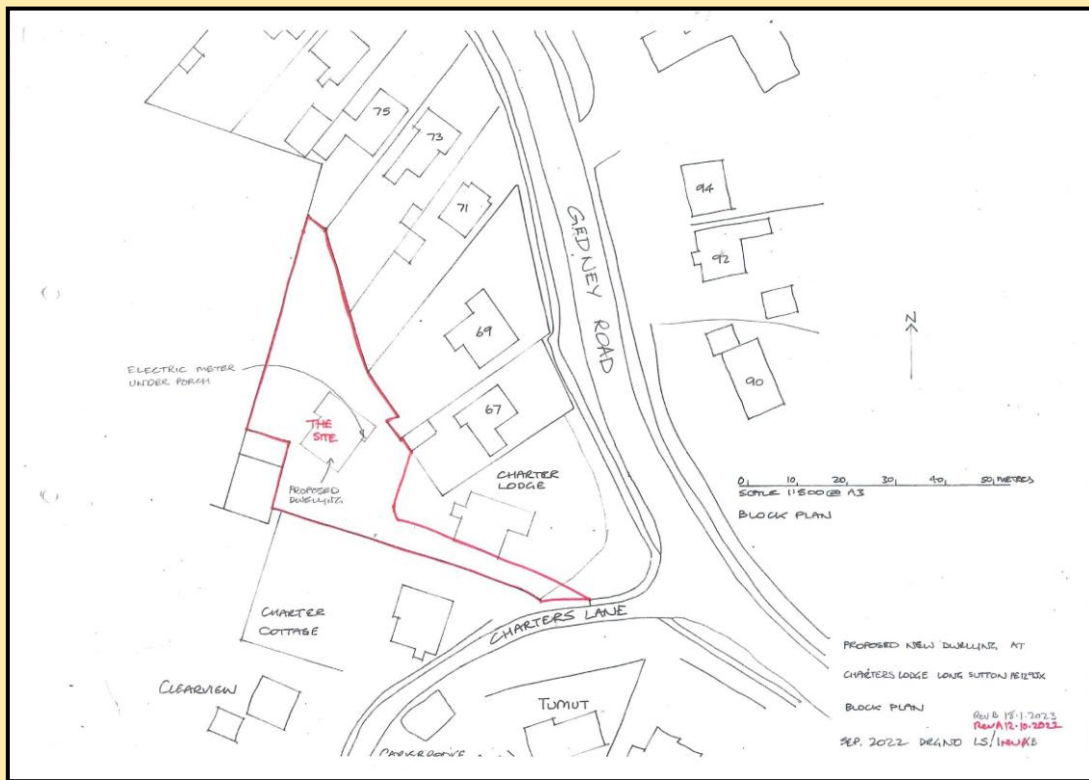
#### AMENITIES

The town centre is a pleasant walk away and offers a range of facilities including a variety of shops, small supermarket, doctors surgery, public houses, primary and secondary schools etc. Spalding, Kings Lynn and Peterborough are also easily accessible by road.

**AGENTS NOTE – GARAGE can be added discuss with builders**







**TENURE** Freehold

**SERVICES** to be advised

**COUNCIL TAX BAND** to be advised

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**Ref: S11303**

**ADDRESS**

R. Longstaff & Co. 5 New Road Spalding Lincolnshire PE11 1BS

**CONTACT**

T: 01775 766766 E: [spalding@longstaff.com](mailto:spalding@longstaff.com) [www.longstaff.com](http://www.longstaff.com)

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