



INTRODUCING

Willow House

Long Sutton, Lincolnshire

SOWERBYS

Land & New Homes Specialists



THE STORY OF

Willow House

Seagate Road, Long Sutton,
Lincolnshire, PE12 9AD



10 Year NHBC Warranty

Detached New Build Home

Large Garage and Driveway Parking

Two Reception Rooms and a Study

Kitchen with Separate Utility Room

Four Double Bedrooms

Family Bathroom, Two En-Suites and Ground Floor WC

Underfloor Heating to Ground Floor



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— MEET THE DEVELOPER —



Loosegate Developments are part of the long established and respected, award-winning D Brown Building Contractors Limited.

With vast experience in residential home building, all Loosegate homes are built with maximum functionality to homeowners in mind and are covered by a 10 year NHBC guarantee.

D Brown Building Contractors are a widely recognised and highly commended building contractor, as well as a dedicated local employer and apprenticeship provider. They take great pride in quality levels and their vast experience has seen them successfully deliver across a diverse range of sectors, never backing away from a challenge or shy of embracing new technology.

This dedication has been rewarded by a host of Local and National awards, as well as recognition from the likes of NHBC through their continuous AI rating.



“The show-piece fireplace with a multi-fuel burner is the perfect reflection of the country setting...”

Welcome to Willow House, where rural living meets modern comforts with a traditional-style newly built home of timeless and thoughtful design.

The ground floor comprises a blend of generous reception rooms which offer both open-plan living and additional spaces for more cosy retreats to fully embrace the diverse pushes and pulls of today's lifestyle.

An expansive kitchen/dining/family room delivers the ideal place for all to gather throughout the day, whether it be weekdays for family meals and homework around the table, or weekends with visiting friends and family to entertain and unwind. The kitchen is

packed with a combination of high-end integrated appliances and is focused around a spectacular and brilliantly functional island, which creates a natural flow and gentle division to this wonderfully generous space.

A separate sitting room is the idyllic spot for year-round use, whether it be formal or informal occasions. The show-piece fireplace with a multi-fuel burner is the perfect reflection of the country setting, prompting moments of pause and a change of pace.

A separate study allows for solace where required, to focus on the task in hand or reflect and reset before returning to the events of the household.





Upstairs, a principal bedroom is served by a walk-through dressing area and an en-suite shower room. One further bedroom enjoys its own en-suite – ideal for use as a guest room. The remaining two double bedrooms, and of course, all four in total, are served by a family bathroom with an over-bath shower.

Quality features are visible throughout and are cleverly used to achieve subtle individuality.

The outdoor oasis sees a superbly accomplished balance between patio and lawn, suitable for a multitude of activities and interactions – a particularly notable feature is the walled surround and dual gated entrances from either side, achieving ease of access while ensuring security for pets and children.

The integrated double garage and utility room work in perfect harmony for returning after a day's adventures out and about.

SPECIFICATION

KITCHEN

- Superb German Rotpunkt fitted kitchens
- Quartz worktops with matching upstand and splashback
- Bosch or Neff integrated single oven, combination microwave and warming drawer
- Elicia extraction induction hob
- Wine cooler
- Bosch or Neff integrated fridge freezer and dishwasher
- Boiling tap

BATHROOMS & EN-SUITES

- Contemporary heated towel rail
- Heated mirror with shaver point

HEATING & HOT WATER

- Underfloor heating to ground floor

GENERAL

- Pre-finished oak, walnut or grey ash internal doors
- Oak or walnut staircases, some with glass balustrades

- Multi-fuel stoves with oak mantels and brick surrounds
- LED downlighters to kitchens & bathrooms
- Carbon monoxide detector
- Smoke alarm
- USB point to all bedrooms
- Anthracite grey aluminium bifolds
- Anthracite grey PVCu windows
- Chrome effect door furniture
- Ring door bell (or similar)

GARDENS

- Turf to front garden
- Rear garden (where applicable) to be rotovated and levelled
- External tap (where applicable)

EXTERNAL

- Outside light to all entrances
- Car charging point
- Garden wired for hot tub and outside kitchen
- Water supply for outside kitchen
- Reserve now package (limited offer) to include outside kitchen upgrade and hot tub



MEASUREMENTS

GROUND FLOOR

Kitchen/Dining Room	8.69m x 7.82m max
Sitting Room	8.39m x 4.61m
Study	4.51m x 2.00m
Utility	3.19m x 2.00m
Garage	5.77m x 5.46m

FIRST FLOOR

Bedroom 1	4.56m x 4.40m
Bedroom 2	4.65m x 4.51m
Bedroom 3	4.51m x 3.09m
Bedroom 4	4.51m x 3.63m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

Long Sutton

IN LINCOLNSHIRE
IS THE PLACE TO CALL HOME



A market town with the countryside on its doorstep, Long Sutton is a picturesque spot nestled within Lincolnshire.

The town boasts a rich heritage, with its weekly market charter dating back to the 13th century - a tradition which still thrives today. Strolling through the town square, you'll find St Mary's Church, a true gem with its magnificent timber-covered spire, reminiscent of the famous Crooked Spire in Chesterfield, yet standing proudly straight.

In its heyday, this delightful town centre was on the most bustling and busiest trading hubs in the east of England. During the medieval period this historical backdrop played host to the infamous highwayman Dick Turpin. Believed to have lived within the town for around nine months, under an alias, his romanticised past has become a renowned part of local history, with a road bearing his name a testament to his connection with this town.

In the present day, Long Sutton embraces a thriving community with a comprehensive array of amenities. Discover expansive parks for leisurely strolls, an assortment of independents shops, supermarkets, a well-stocked library, a dedicated medical centre, a sports centre, and educational opportunities which span from primary to secondary schools.

Gazing at the silhouette of Harrison's Mill,

you'll be transported back in time. Erected in 1843 for Charles Treffitt, the mill stands tall with its six stories. Originally powered by wind, it featured six sails driving three sets of grinding stones. In the 1920s, modernisation led to the installation of engine power, and the sails were eventually removed in the 1930s. Today, the mill stands as a captivating relic of the past, with its wooden upright shaft and remnants of gearing.

A region brimming with bountiful agriculture and a flourishing food-producing landscape, it is interwoven with the Lincolnshire Fens' sprawling wetlands and captivating marshlands. Beyond its agricultural prowess, the Fens serve as vital natural sanctuaries for an array of endangered bird species, making it a veritable haven for bird enthusiasts and offering some of England's finest bird-watching opportunities.

Nearby Spalding exudes the charm of a Georgian town, and is gracefully cradled by the serene waters of the River Welland. It has its own array of amenities from museums to garden centres - bursting with horticultural wonders, and a great mixture of shops and eateries. Springfields Outlet Shopping & Leisure is a popular destination, with big high street brands at discounted prices.

The closest city is in neighbouring Cambridgeshire, Peterborough. With much to offer within its confines, its main line train station has regular and direct routes to London, Leeds, Newcastle and even Glasgow - meaning you're well-connected from the east of England.

Note from Sowerbys



“Wake up in the heart of the Lincolnshire countryside. Community is everything in this peaceful corner of the country, just one of which is Brunswick Fields.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Underfloor heating to the ground floor.

ENERGY EFFICIENCY RATING

B.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

AGENT'S NOTE

Some images have been virtually staged to show how they may look once furnished.

No vans, caravans or motorhomes are to be stored on driveways.

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