



Charleigh House

LONG SUTTON

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Charleigh House

18a Trafalgar Square, Long Sutton,
Lincolnshire, PE12 9HB

Ideal for Families, Downsizers,
or First Time Buyers

Open-Plan Kitchen/Dining/
Family Room with Utility

Separate Sitting Room and Home Office/Study

Principal Suite with En-Suite
and Walk-In Wardrobe

Enclosed Garden with Broad Terrace

Ground Floor Underfloor Heating

Integral Garage with Electric Door, Power
and Lighting, Plus Ample Parking

Energy-Efficient and Low Maintenance

Short Walk to Town, Doctors,
Dentist, Schools and Amenities





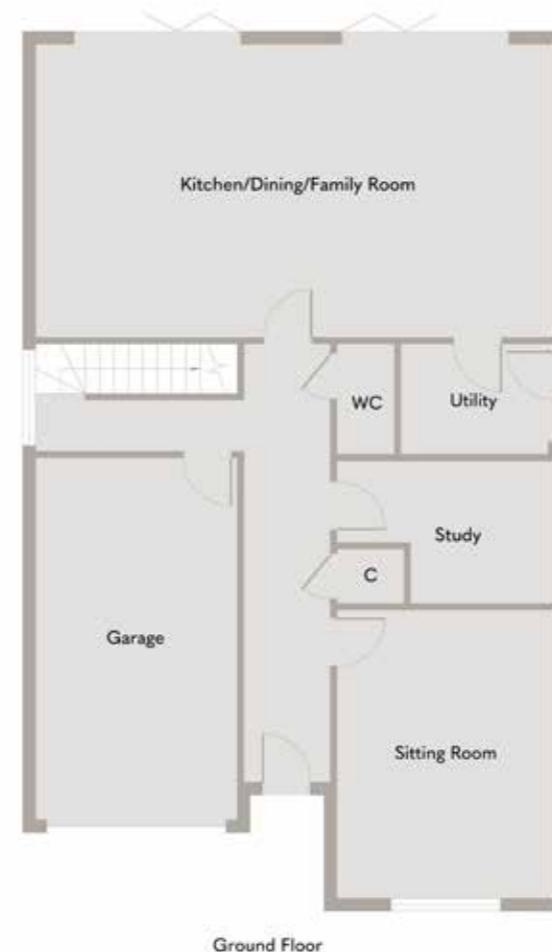
Set just a short stroll from the heart of the town, Charleigh House offers the ease and efficiency of a newly built home in a location that connects with day-to-day convenience. This is a home that lends itself to low-maintenance luxury - clean, contemporary lines, well-planned space, and a layout designed for the way we live today.

The property's chalet-style design brings flexibility, with a sociable kitchen/dining/family room which opens out to a broad terrace and enclosed garden, perfect for relaxed mornings or weekend entertaining. Three bedrooms include a principal suite with a walk-in wardrobe and private en-suite, while the integral garage and off-road parking take care of practicalities without compromise.

The ground floor benefits from underfloor heating, keeping things comfortable and clutter-free, and as a newly built property, Charleigh House is all about easy upkeep and energy efficiency.

For families, the location couldn't be easier, just a short walk from the local primary school and town amenities, with the University Academy within easy reach. Whether you're stepping into your first home, downsizing with ease, or looking for something fresh and futureproof, Charleigh House quietly covers all bases.





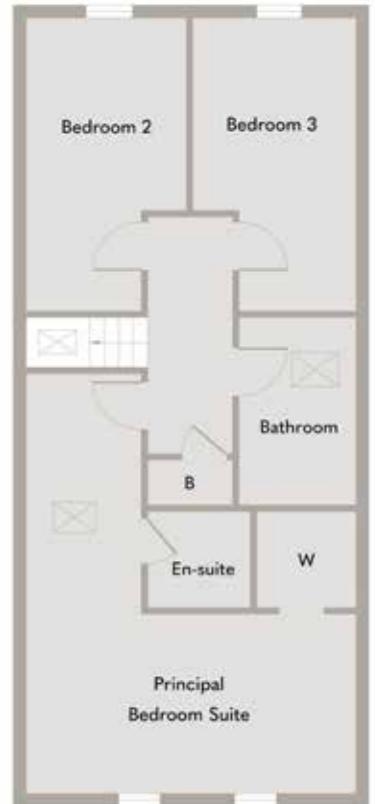
GROUND FLOOR

Kitchen/Dining/Family Room
27'0" x 15'3" (8.23m x 4.65m)

Sitting Room
11'4" x 14'9" (3.45m x 4.50m)

Study
11'4" x 7'5" (3.45m x 2.26m)

Garage
18'10" x 10'6" (5.74m x 3.20m)



FIRST FLOOR

Principal Bedroom Suite
22'11" x 15'8" (6.99m x 4.78m)

Bedroom Two
15'5" x 8'6" (4.70m x 2.59m)

Bedroom Three
15'5" x 8'6" (4.70m x 2.59m)

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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Long Sutton

A HISTORICAL MARKET TOWN WITH
WITH COUNTRYSIDE APPEAL

Long Sutton is a picturesque market town in Lincolnshire, surrounded by open countryside and steeped in history. Its weekly market dates back to the 13th century and remains a thriving tradition. At the heart of the town stands St Mary's Church, notable for its elegant timber-covered spire, often compared to Chesterfield's famous Crooked Spire, though Long Sutton's stands perfectly straight.

Once a thriving trading hub, Long Sutton is also linked to the legendary highwayman Dick Turpin, who is believed to have lived there under an alias, his legacy still present in the town's street names.

Today, the town offers a strong sense of community and a wide range of amenities. These include spacious parks, independent shops, supermarkets, a library, medical centre, sports facilities, and schools serving all age groups. A weekly market on a Friday morning offers local flowers, baked goods, fish mongers and more. A stand-out landmark is Harrison's Mill, built in 1843. Once wind-powered with six sails, it now stands as a six-story relic of the town's industrial past.

Long Sutton lies within the fertile Lincolnshire Fens, an area known for its rich agriculture and vital natural wetlands. These marshlands are home to many endangered bird species, making the region a paradise for birdwatchers and nature lovers.

Just a short drive away, the Georgian town of Spalding offers riverside walks, garden centres, museums, and the popular Springfields Outlet for shopping and leisure. For city connections, Peterborough is the closest urban hub, with direct rail services to London, Leeds, Newcastle, and Glasgow—keeping Long Sutton well connected while retaining its rural charm.



THE DEVELOPER

K S Contractors, based in Long Sutton, have built a strong reputation locally for their high standards, reliable workmanship, and thoughtful approach to new homes. As a family-run development company, they bring care and attention to every project - focusing not just on build quality, but also on creating homes that work for modern lifestyles.

With a keen eye for detail and a commitment to energy efficiency, their developments reflect the needs of today's homeowners - combining smart layouts with durable materials and a clean, contemporary finish. Buyers often value the opportunity to work with K S Contractors during the final stages of a build, allowing for a personal touch without the usual hassle of a full custom build.

Rooted in the local community, K S Contractors have earned the trust of both buyers and professionals alike - delivering homes that are easy to live in, efficient to run, and built to last.



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump, with underfloor heating to ground floor.

EV Charging Point. External socket to rear garden installed with lighting.
Potential for Solar Panels to be added as an optional extra.

PCC

10 Year Professional Consultant Certificate.

ENERGY EFFICIENCY

SAPS Rating B.

TENURE

Freehold.

LOCATION

What3words: //winners.luckier.dozens

AGENT'S NOTE

Please note that some images have been virtually staged for representative purposes.
Due to the nature of the build there are some restrictions to head height to the first floor.

These particulars and measurements whilst believed to be accurate, are set out as a 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 firm's employment has the authority to make or give representation or warranty in respect of the property.

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