



**Little London, Long Sutton Spalding PE12 9LE**

**welcome to**

**Little London, Long Sutton Spalding**

FULLY RENOVATED THREE BEDROOM SEMI-DETACHED PROPERTY, ideally located close to amenities including schools. Good sized lounge, KITCHEN WITH WALNUT SURFACES, utility & conservatory. Off road parking for two cars & FULLY ENCLOSED LOW MAINTENANCE GARDEN. Available with NO CHAIN



## Entrance Hall

having stairs to first floor and tiled flooring.

## Lounge

10' 3" x 16' 10" ( 3.12m x 5.13m )

This spacious living room boasts a stunning wood paneling feature wall, adding warmth and character to the space. The sleek floating TV is seamlessly integrated, with hidden cables creating a clean, modern look. The large bay window invites an abundance of natural light, making the room feel bright and airy. Additionally, a generous storage room is included, which houses a new boiler with an impressive 18-year warranty, offering peace of mind for years to come. With ample space for storage, this room is both functional and stylish.

## Kitchen

9' 10" x 12' 2" ( 3.00m x 3.71m )

This contemporary kitchen features beautiful sage green door fronts paired with stylish metal handles, creating a fresh and modern aesthetic. The walnut worktops add a touch of warmth and sophistication to the space. It's equipped with a brand-new electric fan oven, a 4-ring induction hob, and a sleek, modern extractor fan for a high-quality cooking experience. A spacious pantry/larder provides plenty of room for storage. Natural light pours in from the adjoining conservatory, which doubles as a charming dining area and offers lovely views of the garden, creating an inviting space for both cooking and entertaining.

## Utility Room

10' 2" x 5' ( 3.10m x 1.52m )

The utility room features a worktop down one side, offering plenty of storage space. A new sink has been installed, and it includes both a washing machine and tumble dryer. This functional space adds extra practicality to the property.

## Conservatory

8' 11" x 7' 3" ( 2.72m x 2.21m )

This bright conservatory offers lovely garden views and is currently used as a stylish dining room. Linked

to the kitchen, it creates a seamless indoor-outdoor flow, perfect for entertaining and enjoying natural light.

## Downstairs Bathroom

5' 1" x 7' 6" ( 1.55m x 2.29m )

The bathroom has been completely remodelled, featuring seafoam tiles around the bath and shower with brass and black accents. A floating sink with a glass bowl adds a modern touch, complemented by a wall-mounted mirror and cupboard above. A striking jungle forest mural on one wall adds a unique and calming vibe. The heated towel rail enhances both comfort and style.

## Bedroom 1

9' 8" x 14' ( 2.95m x 4.27m )

This very spacious main bedroom comfortably accommodates a king-sized bed and a large wardrobe, offering ample room for relaxation and storage.

## Bedroom 2

10' 1" x 11' ( 3.07m x 3.35m )

Equally large, the second bedroom offers plenty of space, with lovely views of the garden, making it perfect for a guest room or additional living space.

## Bedroom 3

9' 1" Max x 8' 9" Max ( 2.77m Max x 2.67m Max )

The third bedroom is a cozy yet versatile space, ideal for a double bed or a single bed if more room is desired. It could also make a perfect home office.

## Outside

The front of the house offers off-road parking for two cars, with gates for added privacy. The rear garden is low maintenance yet lush, featuring well-established laurels and potted bamboo's to create a private, serene atmosphere. A shed at the back provides extra storage space, while a large seating area under a canopy offers the perfect spot for outdoor dining and entertaining. This suntrap area is especially inviting in the afternoons, making it a lovely retreat on sunny days.



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## Little London, Long Sutton Spalding

- Spacious Lounge with wood-panel feature and bay window.
- Modern Kitchen with walnut worktops, large pantry, and new appliances.
- Bright Conservatory and practical utility room.
- Off-Road Parking for 2 cars and private low-maintenance garden.
- Sold With No Upward Chain

Tenure: Freehold EPC Rating: D

**£210,000**



Please note the marker reflects the postcode not the actual property

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