

LONG SUTTON

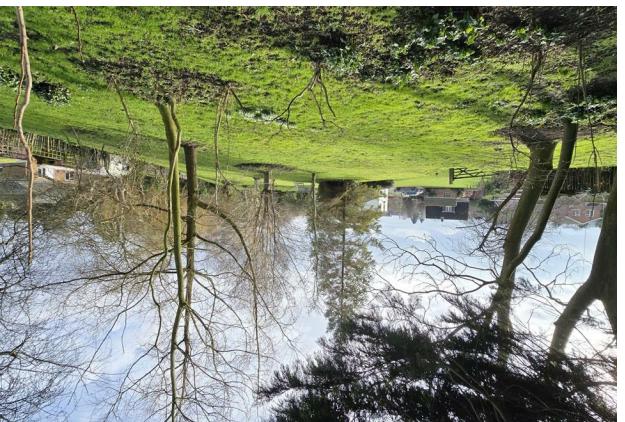
Outside, the home enjoys an idyllic country-side garden laid mainly to lawn, with a mix of mature and young trees, colourful flower beds, and regular visits from local wildlife, offering space for multiple vehicles, caravans, or motorhomes, in addition to a single detached garage.

Upstairs, the landing leads to two generous bedrooms, along with a tidy bathroom featuring a double walk-in shower and a freestanding bath.

The kitchen benefits from a walk-in pantry with wooden shelving, offering a truly unique and practical space. A separate dining room provides flexibility, with the

latter opening onto the garden via sliding patio doors, while a separate utility room complements the ground-floor accommodation.

Step inside this beautiful character home, on a 0.6-acre plot (STMS) and ideally located in a sought-after country-side town. Within walking distance of local amenities, the property offers the perfect balance of convenience and a truly rural feel. Built in 1924, the home is full of character and individuality, with a blend of original features and thoughtfully added enhancements.



The Mill House Mill Lane, Sutton Bridge, Lincolnshire, PE12 9UE



Offers in the region of £385,000 Freehold



Front Porch / Conservatory

12'3" x 8'3" (3.74 x 2.53)

uPVC double-glazed conservatory with double doors to front. Wall lights. Power points. Tiled floor.

Hallway

9'10" x 6'0" (3.00 x 1.83)

Wooden door with a stained-glass window. Door to cellar-style cupboard. Thermostat. Radiator. Hardwood flooring.

Cellar-style Cupboard

6'7" x 6'0" (2.03 x 1.83)

Situated under the stairs. Steps down. Wooden single-glazed window to conservatory. Shelving. Lighting. Power points. Fuse box.

Living Room

13'6" x 13'1" (4.13 x 3.99)

Textured ceiling. uPVC double-glazed bay window to front with uPVC double-glazed with stained glass feature to side. Feature double-sided 'tunnel' log-burner sat on tiled hearth. TV aerial cable. Power points. Radiator.

Dining Room

14'10" x 11'10" (4.53 x 3.61)

Textured ceiling. uPVC double-glazed double aspect windows to front and side. Power points. Radiator.

Kitchen

13'6" x 10'0" (4.12 x 3.07)

Textured ceiling. Inset ceiling lights. uPVC double-glazed window with stained glass feature to side. Matching wall and base units. Stainless steel one-and-a-half bowl sink with drainer, mixer tap and separate filter tap. Integrated double oven. 'Logick' electric hob with extractor over. Lino flooring with hardwood floor underneath.

Walk-In Pantry

6'6" x 6'2" (1.99 x 1.89)

Textured ceiling. Inset ceiling lights. Wooden frame single-glazed window to utility room. wooden shelving and lighting. Inset ceiling lights. Tiled floor.

Breakfast Room

10'7" x 7'2" (3.25 x 2.20)

Sloped ceiling. Inset ceiling lights. Loft access. uPVC double-glazed sliding door to patio. Feature wood-panelled wall. Herringbone tiled floor.

Downstairs Shower Room

6'9" x 4'9" (2.08 x 1.47)

Sloped ceiling. Inset ceiling lights. uPVC double-glazed privacy glass window to side. Combination vanity unit with cistern, hand basin and storage. Corner shower cubicle with 'Mira' electric shower. Wood effect tiling to walls. Radiator. Tiled floor.

Utility Room

7'6" x 7'3" (2.31 x 2.21)

Sloped ceiling. uPVC double-glazed window to side. Base units. Space for tall fridge. Space and plumbing for washing machine and tumble dryer. Wall-hung 'Valliant' gas boiler. Hot water cylinder. Herringbone tiled floor.

Landing

8'11" x 5'11" (2.74 x 1.82)

Textured ceiling. Loft access. uPVC double-glazed with stained glass feature to front. Power points.

Bedroom 1

13'6" x 13'0" (4.13 x 3.98)

Textured ceiling. uPVC double-glazed windows with stained glass feature and double aspect to the front and side. Power points. Radiator.

Bedroom 2

14'10" x 12'0" (4.54 x 3.66)

Coved and textured ceiling. uPVC double-glazed twin windows to front. Power points. Radiator.

Bedroom 3 / Walk-in Wardrobe

6'5" x 6'0" (1.98 x 1.83)

Textured and coved ceiling. uPVC double-glazed window to rear. Power points. Radiator.

Bathroom

13'6" x 10'0" (4.14 x 3.06)

Inset ceiling lights. uPVC double-glazed window with stained glass feature to side. Walk-in shower with both recessed ceiling and hand-held double shower heads. Wall-hung vanity basin with drawer storage. Low-level WC. Free-standing bath with waterfall tap and shower head attachment. Wall-hung matching storage cupboard. Feature wooden towel ladder.

Garage

19'2" x 13'2" (5.85 x 4.03)

Single detached garage. Electric roller door. Single-glazed twin windows to side. Wooden pedestrian door to rear. Power and lighting.

Outside

The property is set within a stunning wrap-around countryside garden, offering an idyllic and peaceful setting. Mostly laid to lawn, the garden is enhanced by a mix of mature and young trees, shrubs and bushes, along with raised flower beds, creating a true gardener's paradise.

A fenced area provides a secure, enclosed space ideal for pets or children. A patio area offers a perfect spot for outdoor seating and entertaining.

To the rear, the garden remains enclosed but is set apart as a more tranquil space, continuing up a gentle slope to a small natural pond, creating a peaceful retreat away from pets.

A gravel driveway to the front of the property provides gated off-road parking for multiple vehicles, with ample space for a motorhome or caravan.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Local Area

Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The busy Market Town of Long Sutton is situated approximately 3 miles away having further amenities, local restaurants and schools etc. There is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is an interesting river port and ancient Market town. Both are about 13 miles away and have onward coach and rail links to London and the North. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Council Tax

Council Tax Band C. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Certificate

EPC Rating E. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal

EE - Good outdoor

02 - Variable outdoor

Three - Variable outdoor

Vodafone - Variable outdoor

Visit the Ofcom website for further information.

Broadband Coverage

Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

