



LONG SUTTON

Offered with NO FORWARD CHAIN! A rare opportunity to acquire an exceptionally spacious four-bedroom bungalow, ideally situated in a popular and convenient location. Offering generous living accommodation, excellent versatility and a lovely established garden, this impressive home is perfectly suited to families or those looking for single-level living without compromising on space. Conveniently positioned within walking distance of a range of local amenities and regular bus routes, the property combines everyday convenience with an abundance of living space.

A welcoming hallway leads to a generous living room with impressive tri-fold doors opening into a large conservatory. The conservatory continues seamlessly around through sliding doors into the fully fitted kitchen, creating a fantastic flow between the living and entertaining spaces and providing plenty of natural light throughout.

The accommodation continues with a useful utility room and separate study, ideal for those working from home or requiring additional flexible space.

There are four well-proportioned bedrooms, comprising two doubles and two singles. The main bedroom benefits from its own en-suite, while a separate family bathroom serves the remaining bedrooms.

To the rear a fully enclosed and well-established garden, predominantly laid to lawn and complemented by attractive decorative foliage. A paved patio provides the perfect setting for outdoor dining, entertaining or simply relaxing and enjoying the garden during the warmer months.

To the front, a brick-paved driveway provides valuable off-road parking for two to three vehicles.

Properties offering this level of space and versatility in such a convenient location are rarely available. This substantial bungalow has much to offer and needs to be viewed to be fully appreciated. Early viewing is highly recommended.

The Maples Chestnut Terrace, Sutton Bridge, Lincolnshire, PE12 9SX



Offers in the region of £295,000 Freehold

Hallway

Coved ceiling. Part uPVC part double-glazed door to front with matching side panel. Access to loft hatch. Access to 2 x storage cupboards. Radiator. Wood-effect flooring.

Living Room

12'7" x 12'5" (3.86m x 3.81m)
Coved ceiling. uPVC double-glazed tri-fold doors to conservatory. Electric fireplace sat on marble hearth and surround. TV aerial. Power points. Radiator. Fitted carpet.

Kitchen

Coved ceiling. Recessed downlights. uPVC double-glazed window to rear. uPVC double-glazed sliding doors to conservatory. Range of matching wall and base units. Tiled splashbacks. Ceramic 1 1/2 bowl sink and drainer with chrome mixer tap. Integrated dishwasher and undercounter fridge. 'Hygena' single oven. 'Diplomat' gas hob with extractor over. Power points. Radiator. Tiled floor.

Utility Room

7'1" x 6'2" (2.17m x 1.90m)
Coved ceiling. Part uPVC part double-glazed door to side. Wall units. Space and plumbing for under-counter washing machine and tumble dryer. Space for tall fridge freezer. Wall-hung 'Worcester' gas boiler. Power points. Radiator. Tiled floor.

Conservatory

20'4" x 10'6" (6.21m x 3.21m)
Brick base with uPVC double-glazed windows and apex roof. uPVC double-glazed french doors to patio. 2 x ceiling fan light fixture. Power points. 2 x radiators. Fitted carpet.

Study

8'5" x 3'11" (2.57m x 1.21m)
Coved ceiling. uPVC double-glazed window to side. Fitted desk and shelving. Power point. Internet point. Fitted carpet.

Bedroom 1

13'11" (max) x 10'11" (max) (4.25m (max) x 3.33m (max))
Coved ceiling. uPVC double-glazed window to front. Fitted wardrobe and dressing table. Power points. Radiator. Fitted carpet.

En-suite

7'6" x 2'9" (2.30m x 0.86m)
Coved ceiling. Recessed downlights. Shower cubicle with mains fed shower. Pedestal hand basin. Low-level WC. Illuminated wall-hung mirror. Heated towel rail. Extractor fan. Fully tiled walls with tiled flooring.

Bedroom 2

12'11" x 8'5" (3.95m x 2.59m)
Coved ceiling. uPVC double-glazed double-aspect windows to front and side. Power points. Radiator. Fitted carpet.

Bedroom 3

10'11" x 6'9" (3.34m x 2.07m)
Coved ceiling. uPVC double-glazed window to side. Power points. Radiator. Fitted carpet.

Bedroom 4

10'11" x 6'9" (3.34m x 2.07m)
Coved ceiling. uPVC double-glazed window to side. Power points. Radiator. Fitted carpet.

Outside

To the rear is a fully enclosed, established garden, predominantly laid to lawn with attractive decorative foliage. A paved patio provides an ideal space for outdoor dining and entertaining.

Further benefits include useful timber storage to the side of the property, a timber shed, outdoor tap and lighting. The garden can also be conveniently accessed via a side pedestrian gate. To the front of the property is a brick-paved driveway providing off-road parking for two to three vehicles.

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.

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

Mobile Phone Signal

EE - Good outdoor
02 - Good outdoor
Three – Good outdoor and variable in-home
Vodafone - Good 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.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.