



Offers in the region of £225,000 Freehold



Mijoma Shaws Lane, Long Sutton, Lincolnshire, PE12 9AN

Set on a 0.5-acre plot (STMS) - A rare opportunity to acquire a truly charming character property, brimming with potential and set within an idyllic countryside setting yet close to the town centre, offered with the advantage of vacant possession.

This delightful home offers well-proportioned and versatile accommodation, including kitchen, a separate dining room, a cosy yet spacious living room, a convenient downstairs WC, and a separate family bathroom. Upstairs, three exceptionally generous bedrooms provide comfortable and flexible living space, ideal for families or those seeking a peaceful rural retreat.

Enjoying breathtaking, uninterrupted field views from every aspect, the property is surrounded by open countryside, offering a sense of tranquillity and escape that is increasingly hard to find.

The beautifully established cottage garden is a true highlight, mainly laid to lawn and framed by mature trees and flourishing shrubs, it bursts with seasonal colour and attracts an abundance of wildlife, creating a private and picturesque outdoor haven.

Further enhancing the appeal is an impressive, substantial barn-style workshop, offering outstanding potential for a variety of uses, whether for hobbies, storage, or possible conversion (subject to the necessary consents). A generous driveway provides ample parking for multiple vehicles.

While the property would benefit from renovation throughout, it presents an exciting opportunity to create a bespoke countryside home tailored to your own taste and vision.

LONG SUTTON

Front Porch

7'2" x 5'1" (2.20 x 1.56)
Wooden single-glazed door to front. Power points. Tiled floor.

Kitchen

12'8" x 8'2" (3.87 x 2.51)
uPVC double-glazed windows to front and side.

Dining Room

10'0" x 8'5" (3.06 x 2.57)
Wooden single-glazed sash window to front porch. Fireplace. Access to staircase and under-stairs cupboard. Power points.

Living Room

12'5" x 12'0" (3.81 x 3.67)
uPVC double-glazed, double-aspect windows to the front and side. TV aerial socket. Power points.

Utility Room

6'3" x 5'4" (1.91 x 1.63)
uPVC double-glazed window to side. Ceramic butler sink with twin taps. Wall-hung 'Redring' water heater. Tiled floor.

Rear Hallway

10'4" x 3'7" (3.17 x 1.11)
Metal frame single-glazed window to side. Electric storage heater.

Bathroom

7'10" x 5'2" (2.41 x 1.58)
Metal frame single-glazed window with privacy glass to side. Wall-hung hand basin. Panelled bath with twin taps.

Cloakroom

4'6" x 3'8" (1.38 x 1.13)
Metal frame single-glazed window to side. Low-level WC. Part tiled wall.

Bedroom 1

19'2" x 9'6" (5.86 x 2.92)
uPVC double-glazed window to front and side.

Bedroom 2

12'6" x 12'2" (3.82 x 3.71)
uPVC double-glazed window to front. Wardrobe. Power points.

Bedroom 3

10'1" x 9'8" (3.08 x 2.95)
Double-glazed window to rear. Power points.

Outside

With surrounding field views, the garden offers a true countryside retreat. It is mainly laid to lawn, complemented by mature trees and established shrubs. A haven for wildlife, it provides colour, space, and a wonderful setting to relax and enjoy the outdoors.

To the rear of the property, there is a wooden shed for additional storage. The driveway offers multiple parking spaces, suitable for several vehicles, a caravan, or a motorhome.

Large Workshop

41'10" x 33'4" (12.76 x 10.17)
An impressive barn-style workshop of significant proportions, offering exceptional versatility for use as a workshop, creative studio, or bespoke workspace.

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 private drainage are all understood to be installed at this property.

Council Tax

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

Energy Performance Certificate

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

Mobile Phone Signal

EE - Good outdoor, Variable in-home
02 - Good outdoor
Three - Good outdoor
Vodafone - Good outdoor
Visit the Ofcom website for further information.

Broadband Coverage

Standard 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.