



LONG SUTTON

The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Opticians, Library, Frommengers, Electrical store, Dentists, Hairdressers, Various Eateries and Shops. The market is held every Friday in Market Place. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby town of Sutton Bridge also offers, a challenging Golf Course along with the Sir Peter Scott Wal

This is a fantastic opportunity to move straight into a well-cared-for home in a desirable location.

Additional features include off-road parking for two vehicles with further space in the double garage.

Outside, the fully enclosed garden is a tranquil escape, beautifully maintained with mature shrubs and flowering bushes that provide colour throughout the seasons and attract a variety of wildlife. To the front, stunning open field views, creating a true sense of space and calm.

The property benefits from a new boiler installed just one year ago, offering peace of mind and energy efficiency.

Upstairs, you'll find three double bedrooms, including bedroom one with en-suite shower room, while a four-piece family bathroom serves the remaining bedrooms.

complemented by a practical utility room and a downstairs cloakroom.

Step into a bright and welcoming hallway, leading to generous reception room and breakfast room provide further flexibility. A fully fitted kitchen includes integrated appliances, opening onto the garden patio, while the separate dining room and relaxing or relaxing. The spacious living room features patio doors

This large and well-presented family home offers versatile living spaces, stunning countryside views, and a peaceful, private garden, perfect for modern family life.

15 Richard Busby Way, Lutton, Lincolnshire, PE12 9PT



Offers in the region of £360,000 Freehold

Entrance Hall

11'8" x 6'1" (3.57 x 1.87)
Coved and textured ceiling. Part uPVC, part double-glazed decorative door to front with matching side panels. Power points. Telephone socket. Thermostat. Radiator.

Kitchen

12'9" x 10'2" (3.89 x 3.11)
Coved and textured ceiling. uPVC dual aspect windows to front and rear. Matching wall and base units with drawer storage. Tiled splashbacks. Stainless steel sink and drainer with mixer tap over. Gas hob with extractor over. Eye-level double oven. Integrated dishwasher and under-counter freezer. Space for tall fridge freezer. Power points.

Breakfast Room

15'1" (inc bay window) x 10'6" (4.61 (inc bay window) x 3.21)
Coved and textured ceiling. Inset ceiling lights. Bay-style uPVC double-glazed window. Power points. Telephone point. Radiator. Tiled floor.

Utility Room

10'5" x 5'9" (3.20 x 1.76)
Coved and textured ceiling. Part uPVC part double-glazed door to rear with matching windows. Wall and base units with worktop over. Space and plumbing for washing machine and tumble dryer. 'Valliant' wall-hung gas boiler, installed last year. Power points. Radiator. Tiled floor.

Cloakroom

6'1" x 2'9" (1.87 x 0.86)
Coved and textured ceiling. uPVC double-glazed privacy window rear. Low-level WC. Wall-hung hand basin. Radiator. Tiled floor.

Living Room

19'4" x 13'8" (5.91 x 4.18)
Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed window to side. uPVC double-glazed french doors to garden. Feature gas fire. Power points. TV aerial socket. Telephone socket. Power points. Radiator.

Dining Room

14'1" (inc bay window) x 10'4" (4.31 (inc bay window) x 3.17)
Coved and textured ceiling. Bay-style uPVC double-glazed window to front. Power points. Radiator.

Landing

10'4" x 5'10" (3.15 x 1.80)
Coved and textured ceiling. Fire alarm. uPVC double-glazed window to rear. Access to air cupboard housing hot water cylinder. Power points. Radiator.

Bedroom 1

13'6" x 10'6" (4.12 x 3.22)
Coved and textured ceiling. uPVC double-glazed window to front. Built-in bedroom suite and wardrobe. Power points. Radiator.

En-Suite

7'1" x 3'11" (2.16 x 1.21)
Coved and textured ceiling. uPVC double-glazed privacy window to rear. Pedestal hand basin. Low-level WC. Shower cubicle with mains-fed shower. Part tiled walls. Radiator.

Bedroom 2

13'10" x 9'2" (4.22 x 2.81)
Coved and textured ceiling. uPVC double-glazed window to front. Loft access. Power points. TV aerial socket. Radiator.

Bedroom 3

12'11" x 11'10" (3.95 x 3.62)
Coved and textured ceiling. uPVC double-glazed dual aspect window to rear and side. Double wardrobe. Power points. Radiator.

Bathroom

9'8" x 8'1" (max) (2.97 x 2.47 (max))
Cove and textured ceiling. uPVC double-glazed privacy window to side. Pedestal hand basin. Shower cubicle with mains-fed shower. Panelled bath with mixer taps. Low-level WC. Part tiled walls. Radiator. Tiled floor.

Outside

This fully enclosed garden offers a tranquil escape, with mature shrubs and flowering bushes that provide year-round colour and attract a variety of wildlife. The space is thoughtfully maintained, creating a serene, private setting perfect for relaxing or entertaining outdoors. 2 pedestrian gates providing access to rear garden. Outdoor tap. Outdoor lighting.

Double Garage

17'9" x 17'8" (5.43 x 5.39)
2 x 'up and over' garage doors. Pedestrian door to rear. Power and lighting.

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.

Council Tax

Council Tax Band D. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

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

Services

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

Central heating type - Gas central heating.

Mobile Phone Signal

EE - Good outdoor
02 - Variable outdoor
Three - Poor to none 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.

For more information, visit the gov.uk website.

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn right onto Park Lane. Turn left onto Daniels Gate. At the end of the road, turn left to stay on Daniels Gate, then turn right onto Marriotts Gate. Continue for 0.8 miles, before turning right onto Lowgate. Turn right onto Richard Busby Way, and the property is located on the left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:00pm. Saturday: 9.00am to 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



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.