



Offers in the region of £250,000 Freehold



Threeways Sutton Crosses, Long Sutton, Lincolnshire, PE12 9AX

Occupying a desirable location that offers the perfect balance of countryside living and everyday convenience, this deceptively spacious and versatile 3/4-bedroom family home is sure to impress. The well-planned accommodation begins with a welcoming hallway leading into a generous open-plan living and dining room, creating the ideal space for both relaxing and entertaining. A versatile additional reception room offers flexibility as a home office, playroom or 4th bedroom, while the fitted kitchen is complemented by a separate utility room and a convenient ground floor cloakroom. Upstairs, the property boasts two spacious double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom, providing comfortable accommodation for growing families. Outside, the fully enclosed rear garden is predominantly laid to lawn and features a secure gated section, making it an ideal space for children and pets to enjoy safely. A detached single garage offers excellent additional storage or workshop potential. To the front, a substantial tarmac driveway provides ample off-road parking for multiple vehicles, while the attractive lawned frontage enhances the property's kerb appeal. Further enhancing its appeal, the property benefits from owned solar panels, offering improved energy efficiency and the potential for reduced running costs. Offering spacious, flexible accommodation in a sought-after location, this fantastic home is sure to appeal to families, up-sizers and anyone seeking the best of both countryside living and everyday convenience. Early viewing is highly recommended.

LONG SUTTON

Hallway
11'1" x 6'0" (3.38 x 1.83)
Textured ceiling. Part uPVC part double-glazed door to front with matching side panel. Power points. Radiator. Tiled floor.

Living Room / Dining Room
24'6" x 12'5" (7.47 x 3.81)
uPVC double-glazed window to front. uPVC double-glazed patio doors to garden. BT Openreach point. TV point. Power points. Wood effect flooring.

Office / Playroom / Bedroom 4
15'6" x 8'7" (4.74 x 2.64)
Inset ceiling lights. Double-aspect uPVC double-glazed windows to front and side. Power points. Radiator. Wood effect flooring.

Kitchen
10'10" x 8'5" (3.32 x 2.59)
uPVC double-glazed window to rear. Matching wall and base units with worktop over. Stainless steel sink and drainer with extendable mixer tap. Space for electric oven. Space for tall fridge freezer. Tiled splashbacks. Power points. Radiator. Tiled floor.

Utility Room
8'5" x 7'7" (2.59 x 2.32)
uPVC double-glazed window to side. uPVC double-glazed door to garden. Wall units. Worktop. Undercounter space for 3 x appliances. Space for tall fridge freezer. Power points. Tiled floor.

Cloakroom
5'2" x 2'3" (1.58 x 0.70)
uPVC double-glazed privacy glass window to rear. Low-level WC. Tiled floor.

Landing
7'8" x 5'11" (2.35 x 1.81)
uPVC double-glazed window to side.

Bedroom 1
12'11" x 12'7" (3.94 x 3.86)
uPVC double-glazed window to front. Power points. Radiator. Wood effect flooring.

Bedroom 2
12'7" x 11'8" (3.84 x 3.56)
uPVC double-glazed window to rear. Loft access. Cupboard storage. Wood effect flooring.

Bedroom 3
8'11" (max) x 8'11" (2.73 (max) x 2.72)
uPVC double-glazed window to front. Power points. Radiator. Wood effect flooring.

Single Detached Garage
19'11" x 12'2" (6.08 x 3.72)
'Up & over garage door'. Personnel door to side.

Outside
To the rear is an enclosed garden, mainly laid to lawn, with a secure gated area, making it ideal for children and pets. There are side access gates on both sides of the garden, along with the added benefit of an outdoor tap.

To the front, a large tarmac driveway provides off-road parking for multiple vehicles, complemented by a decorative lawn.

Local Area
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 Pharmacy, Health Centre, Opticians, Library, Hardware Store, Appliance 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 small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

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. Please note this property benefits from owned solar panels.
Central heating type - Oil central heating

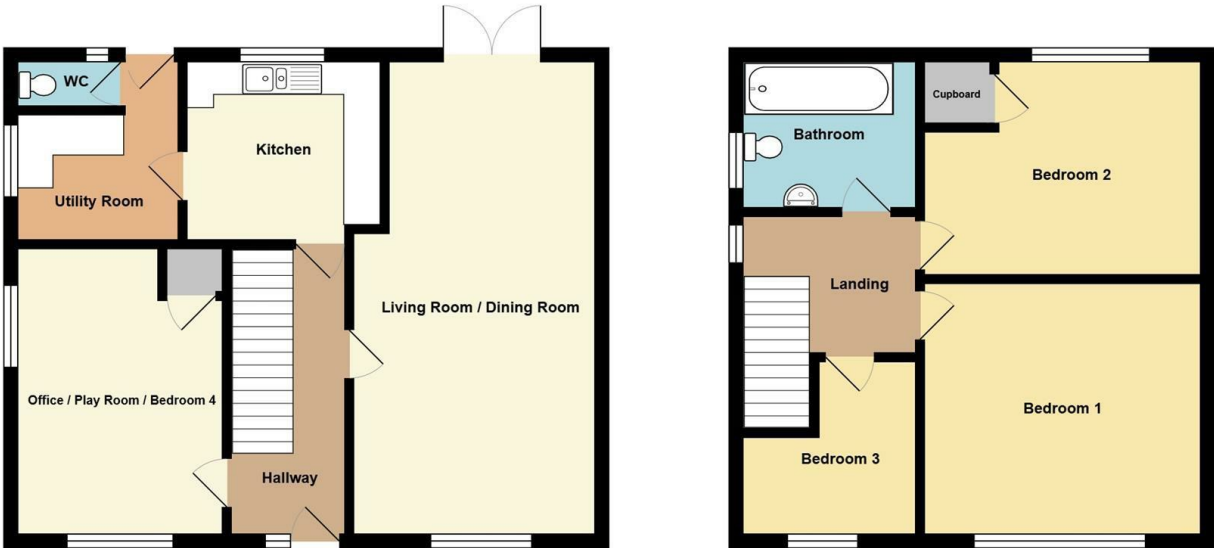
Council Tax
Council Tax Band C. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Cerificate
EPC Rating C. 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
Vodafone - Good outdoor
Visit the Ofcom website for further information.

Broadband Coverage
Standard and Superfast 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.



All measurements are approximate and for display purposes only

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.