



Offers in the region of £230,000 Freehold



12 The Maltings, Long Sutton, Lincolnshire, PE12 9EX

A truly impressive turnkey home! This beautifully presented 3-bedroom property has been comprehensively modernised and refreshed over the last six years, offering stylish, contemporary living with little left to do but move straight in.

Upon entering, you are welcomed by a bright and inviting hallway leading to a stunning bespoke kitchen, thoughtfully designed with a distinctive colour scheme and contemporary finish. The generous living room provides an excellent space to relax and entertain, with French doors opening into a bright and versatile conservatory, creating a wonderful flow between the living spaces.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom enjoying the added benefit of a private en-suite, complemented by a modern family bathroom serving the remaining bedrooms.

Outside, the rear garden has been designed with ease of maintenance in mind, featuring a fully enclosed setting with artificial turf and a paved patio area, ideal for relaxing or entertaining with minimal upkeep. Further benefits include a single linked-detached garage and two dedicated parking spaces to the side of the property.

A fantastic opportunity for buyers seeking a stylish, move-in-ready home with excellent living space, attractive outdoor areas and convenient parking.

Hallway

11'8" x 3'8" (3.57 x 1.14)
Coved and textured ceiling. Part uPVC part double-glazed door to front. BT Openreach point. Power points. Radiator. Wood effect flooring.

Kitchen

11'8" x 7'10" (3.58 x 2.39)
Coved and textured ceiling. uPVC double-glazed Georgian-style sash window to front. Fully fitted bespoke kitchen featuring matching wall and base units, complemented by stunning quartz worktops. Stainless steel sink with contemporary mixer tap, pull-out spray and integrated quartz drainer. 'Neff' induction hob with extractor over. 'Neff' eye-level double electric oven. Space for tall fridge freezer. Space and plumbing for integrated washing machine and tumble dryer. Cupboard housing wall-hung 'Worcester' gas combi boiler. Power points. Wood-effect flooring.

Living Room

15'3" x 13'10" (4.65 x 4.24)
Coved and textured ceiling. uPVC double-glazed french doors to conservatory. uPVC double-glazed Georgian-style sash window to conservatory. Feature fireplace with gas fire set on marble hearth and with wooden surround. Access to understairs cupboard. Power points. Radiator. Fitted carpet.

Cloakroom

5'2" x 2'7" (1.59 x 0.79)
Coved and textured ceiling. Vanity hand basin. Low-level WC. Wood effect flooring.

Conservatory

13'0" x 9'6" (3.98 x 2.92)
Brick base with uPVC double-glazed windows. uPVC double-glazed french doors to garden. Power points. Wood-effect flooring.

Bedroom 1

10'1" x 9'2" (3.09 x 2.80)
Coved and textured ceiling. uPVC double-glazed Georgian-style sash window to front. Access to cupboard providing ample storage space. Telephone point. Power points. Radiator. Fitted carpet.

En-Suite

5'9" x 5'4" (1.76 x 1.65)
uPVC double-glazed Georgian-style sash privacy window to front. Vanity hand basin. Corner shower cubicle with dual-head mains-fed shower. Low-level WC. Wood-effect flooring.

Bedroom 2

8'11" x 8'2" (2.72 x 2.49)
Coved and textured ceiling. uPVC double-glazed Georgian-style sash window to rear. Power points. Fitted carpet.

Bedroom 3

10'2" x 6'11" (3.11 x 2.13)
Coved and textured ceiling. uPVC double-glazed Georgian-style sash window to rear. Power points. Radiator. Wood-effect flooring.

Bathroom

7'10" x 5'10" (2.41 x 1.78)
Coved and textured ceiling. uPVC double-glazed Georgian-style sash privacy window to side. Vanity hand basin. Panelled bath with mixer taps. Low-level WC. Shaver socket. Extractor fan. Heated towel rail. Tile effect flooring.

Single Linked-Detached Garage

Separate single link-detached garage conveniently positioned around the corner from the property. 'Up and over' garage door. Two off-road parking spaces to the front of the garage.

Outside

To the rear, a fully enclosed, low-maintenance garden featuring a patio, artificial turf and decorative foliage. Side gate providing access.

Local Area

The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, One Stop, Boots Pharmacy, Health Centre, Library, Electrical store, Dentists, Hairdressers and various eateries. 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 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.
Central heating type - heating

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

Mobile Phone Signal

EE - Good outdoor and in-home
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.