

# LONG SUTTON

A fantastic opportunity to acquire this well-presented two-bedroom detached bungalow, offering spacious and versatile accommodation together with beautifully maintained gardens and extensive off-road parking.

The property features a bright and spacious living room, a well-appointed kitchen, conservatory, two generous double bedrooms, and a modern shower room, making it perfectly suited for those seeking comfortable single-storey living.

Externally, the home enjoys superb outdoor space to all sides, with neatly maintained lawns, mature trees, established shrubs, and colourful flower beds creating a private and peaceful setting. Gated pedestrian access leads directly onto High Road, with the local Co-op conveniently situated just a couple of minutes' walk away, ideal for day-to-day essentials. To the rear, gated vehicular access from Middle Road opens onto a substantial brick-paved driveway providing ample parking for multiple vehicles, including motorhomes and caravans.

The generous gardens are further complemented by three timber sheds, a greenhouse, and an attractive pond, offering an ideal space for gardening enthusiasts, outdoor entertaining, or simply relaxing and enjoying the surroundings.

Combining spacious accommodation, excellent parking facilities, and wonderful outdoor space, this charming detached bungalow presents an ideal home for a wide range of buyers.

## 37 Middle Road, Whaplode, Lincolnshire, PE12 6TW



Offers in the region of £230,000 Freehold



**Hallway**

14'8" x 5'2" (4.49m x 1.59m)

Coved ceiling. uPVC double-glazed privacy glass door to front with matching side panels. Access to cupboard housing hot water cylinder. Loft access. Power points. Radiator. Fitted carpet.

**Living Room**

13'8" x 11'11" (4.19m x 3.64m)

Coved ceiling. uPVC double-glazed window to front with twin aspect uPVC double-glazed windows to side. Gas fire sat on marble hearth. BT Openreach socket. TV aerial socket. Power points. Radiator. Fitted carpet.

**Kitchen**

12'4" x 9'3" (3.76m x 2.83m)

Coved ceiling. Inset ceiling lights. uPVC double-glazed double aspect windows to side and conservatory. Matching wall and base units. Composite sink and drainer with mixer tap over. Integrated fridge and freezer. 'Beko' eye-level electric double oven. 'Cooke & Lewis' hob with extractor over. Space and plumbing for washing machine. Pantry cupboard housing wall-hung 'Glow Worm' gas boiler and shelving. Power points. Tiled floor.

**Conservatory**

11'3" x 9'5" (3.45m x 2.88m)

Brick base with uPVC double-glazed windows. Patio doors to rear. Lighting. Power points. Raditor. Tiled floor.

**Bedroom 1**

12'2" x 11'10" (3.73m x 3.63m)

Coved ceiling. uPVC double-glazed to front. Power points. Radiator. Fitted carpet.

**Bedroom 2**

10'9" x 10'2" (3.29m x 3.11m)

Coved ceiling. uPVC double-glazed window to rear. Power points. Radiator. Fitted carpet.

**Shower Room**

6'10" x 5'4" (2.09m x 1.64m)

Coved ceiling. Inset ceiling lights. uPVC double-glazed privacy glass window to rear. Vanity basin with drawer storage. Low-level WC. Corner shower cubicle with electric 'Triton' shower. Heated towel rail. Fully tiled walls and floor.

**Garage**

15'10" x 7'11" (4.83m x 2.42m)

'Up and over' garage door. Work bench. Power and lighting.

**Outside**

Occupying an impressive wraparound plot, this charming property enjoys access from both High Road and Middle Road, offering excellent convenience and versatility. To the front, gated pedestrian access from High Road leads through a beautifully maintained lawn to the welcoming front door beneath a storm porch, creating an attractive first impression.

The gardens continue around the side of the property, where mature trees, established shrubs, and vibrant flower beds provide a wonderful sense of privacy and colour throughout the seasons.

To the rear, gated vehicular and pedestrian access open onto a substantial brick-paved driveway providing ample off-road parking for multiple vehicles, including space for motorhomes and caravans, ideal for families, hobbyists, or those requiring additional storage space.

The generous outdoor space is further enhanced by three timber sheds, a greenhouse, and a charming pond with pump, making this a fantastic garden for keen gardeners, entertaining, or simply enjoying the outdoors.

**Local Area**

Whaplode is a well-served village with a range of amenities including bus route, primary school, Co-op shop, garage and take-away, village hall and Church. The nearby market towns of Holbeach and Spalding offer a wider range of amenities. The larger towns of Boston, King's Lynn and the city of Peterborough are all easily accessible by road. Peterborough has a fast train link to London's Kings Cross. and the North.

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

**Energy Performance Certificate**

EPC Rating D. 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

O2 - Variable outdoor

Three – Good outdoor

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.