



# MAXEY GROUNDS

residential.sales@maxeysgrounds.co.uk

01945 428820

Residential Sales

## £285,000



Ref: M1442

### **74 Little London, Long Sutton, Spalding, Lincolnshire PE12 9LF**

A Neat, Well Presented 3 Bedroom Detached Bungalow offering Spacious Accommodation located in a Sought-After Residential Area. Benefitting from a Lounge/Diner, Kitchen, 3 Bedrooms, Bathroom/Wet Room, Attached Single Garage, Off-Road Parking and a Good Size Rear Garden. With UPVC Double Glazing and Gas Central Heating.





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**ENTRANCE PORCH** 5' 2" x 2' 11" (1.58m x 0.91m) UPVC part glazed, double glazed front door with matching glazed side panels.

**HALLWAY** Loft access. Radiator. Shelved storage cupboard. Airing cupboard housing wall mounted 'Logic' boiler.

**KITCHEN** 13' 5" x 9' 10" (4.10m x 3.01m) UPVC part glazed, double glazed door to side. Storm porch over. UPVC double glazed window to side. Range of wall and base units with worktops over. Single sink with drainer and mixer taps. Space for free-standing electric cooker and hob. Plumbing for washing machine and dryer. Space for fridge freezer. Tiled splashback's. Sockets providing USB ports. Radiator.

**LOUNGE/DINER** 22' 2" x 14' 6" (6.76m max x 4.44m max) UPVC double glazed window to front. Decorative marble hearth. Two radiators. Aerial socket.

**BEDROOM ONE** 14' 8" x 9' 10" (4.49m x 3.01m) UPVC double glazed window to rear. Built-in wardrobes and cupboards. Radiator. Aerial socket.

**BEDROOM TWO** 11' 10" x 11' 10" (3.61m x 3.61m) UPVC double glazed sliding patio doors to rear. Built-in wardrobe. Radiator.

**BEDROOM THREE** 8' 6" x 6' 11" (2.61m x 2.11m) UPVC double glazed window to side.

**BATHROOM/WET ROOM** 10' 2" x 5' 4" (3.10m x 1.65m) UPVC double glazed window to side. Low-level WC. Pedestal hand basin. Free-standing 'slipper' style bath with mixer taps and shower attachment. Wall mounted 'Triton' shower. Fully tiled walls. Radiator. Extractor fan.

**OUTSIDE** To the front mainly laid to gravel with tarmac driveway providing off-road parking. Wooden pedestrian gates to sides. Outside lighting. Outside tap. To the rear mainly laid to gravel with patio area, small strip of grass, mature plants, shrubs and small bushes. A wooden covered area with decking. Outside lighting. Boarded with wooden fencing.

**ATTACHED SINGLE GARAGE** 19' 4" x 8' 7" (5.90m x 2.63m) Up and over door. Pedestrian door to side leading to rear garden. Window to rear. Power and lighting.

**SERVICES** All main services are connected.

**VIEWINGS** Strictly by appointment with the selling agent Maxey Grounds.

**POSSESSION** Vacant possession upon completion of the purchase.



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**DIRECTIONS** From the A17 Roundabout junction with Wisbech Road (McDonalds and BP Petrol Station) head north and follow the B1359 towards Long Sutton, continue to the T-Junction. Turn left and then take the first right into Roman Bank. Continue for about 1/2 mile onto Little London and the property can be located on the right.

**COUNCIL TAX BAND C**

**EPC RATING BAND E**

**PARTICULARS PREPARED** 2<sup>nd</sup> November  
2022 Updated 20<sup>th</sup> January 2023



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**AWAITING FLOOR PLAN**



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.