



# MAXEY GROUNDS

residential.sales@maxygrounds.co.uk

01945 428820

Residential Sales

## £450,000



Ref: S1522

### **14A Station Road, Long Sutton, Spalding, Lincolnshire PE12 9BP**

A Stunning 4 Bedroom Detached House, Presented and Maintained to a High Standard throughout. Benefitting from a Lounge, Kitchen/Diner, Dining Room/Study, Utility Room, Downstairs Shower Room, 4 Double Bedrooms, Family Bathroom, En-Suite Shower and Dressing Room. With a Duck Pond to the rear, A Detached Single Garage and Off-Road Parking. Gas central heating, UPVC Double glazing and Underfloor Heating. Situated on a corner plot within walking distance to local amenities: Shops, Doctors Surgery, Schools, Dentists, Park, Vets.

Offices at March and Wisbech



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**ENTRANCE HALL** 12' 1" x 8' 8" (3.70m x 2.65m) Composite front door with stainless glass inlay and part brick, part wood columned storm porch over. 2 UPVC double glazed windows to front. Wooden floor. Telephone socket. Stairs to first floor and gallery landing.

**LOUNGE** 20' 5" x 11' 11" (6.23m x 3.64m) UPVC double glazed window to front and French doors to rear - double aspect. Feature stone fireplace with built-in wood burner. Aerial socket.

**DINING ROOM/STUDY** 11' 9" x 8' 7" (3.60m x 2.64m) UPVC double glazed window to front. Wooden floor.

**KITCHEN/DINER** 23' 11" x 11' 3" (7.29m x 3.44m) UPVC double glazed window and French doors to rear. Inset ceiling lighting. Range of wall and base units with worktops over. One and a half sink with drainer and mixer taps. Integrated dishwasher. Integrated microwave oven. Range style gas oven and hob with extractor fan over. Space for American style fridge freezer. Tiled floor.

**UTILITY ROOM** 9' 8" x 9' 7" (2.97m max x 2.93m max) UPVC double glazed window to side and composite door with stainless glass inlay to rear. Inset ceiling lighting. Range of wall and base units with worktops over. Stainless steel sink with mixer taps. Plumbing for washing machine. Tiled floor.

**WALK-IN PANTRY/STORAGE AREA** 5' 8" x 3' 2" (1.75m x 0.97m) UPVC double glazed window to rear. Inset ceiling lighting. Extractor fan. Tiled floor.

**DOWNSTAIRS WETROOM** 9' 6" x 5' 8" (2.92m x 1.75m) UPVC double glazed window to front. Low level WC. Wall mounted hand basin with mixer tap. Wall mounted shower. Part tiled walls. Extractor fan.

**GALLERY LANDING** UPVC double glazed window to front. Loft access. Radiator. Airing cupboard.

**BEDROOM ONE** 12' 0" x 11' 10" (3.67m x 3.61m) UPVC double glazed window to rear. Inset ceiling lighting. Built-in wardrobes.

**DRESSING ROOM** 8' 11" x 7' 3" (2.73m max x 2.21m max) UPVC double glazed window to rear. Loft access. Built-in wardrobes. Under eaves storage areas. Radiator.

**EN-SUITE SHOWER** 9' 6" x 7' 3" (2.90m x 2.21m) UPVC double glazed window to front. Inset ceiling lighting. Low-level WC. Shower cubicle. His and hers hand basins/vanity unit with mixer taps. Heated towel rail. Tiled walls. Tiled floor. Extractor fan.

**BEDROOM TWO** 11' 11" x 10' 0" (3.65m x 3.06m) UPVC double glazed window to front. Radiator. Built-in wardrobe. Aerial socket. Telephone socket.



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**BEDROOM THREE** 12' 0" x 8' 4" (3.68m x 2.55m) UPVC double glazed window to front. Radiator.

**BEDROOM FOUR** 11' 11" x 8' 2" (3.65m x 2.51m) UPVC double glazed window to rear. Radiator. Built-in wardrobe. Telephone socket.

**BATHROOM** 11' 7" x 8' 2" (3.54m x 2.51m) UPVC double glazed window to rear. Inset ceiling lighting. Low-level WC. Pedestal hand basin with mixer tap. Free-standing roll top bath with mixer taps. Shower cubicle. Heated towel rail. Tiled walls. Tiled floor. Extractor fan.

**OUTSIDE** Wooden gates open onto a red brick driveway providing off-road parking for numerous cars, leading to the Detached single garage. Part laid to grass. Mature hedging, trees, plants and shrubs. Duckpond to side with a plethora of our feathered friends. To the rear, laid to patio with an ornate metal fence overlooking the pond. Wooden summerhouse. Outside tap. Outside lighting.

**DETACHED SINGLE GARAGE** Wooden double doors to front. Pedestrian door to rear. Power and lighting.

**SERVICES** All mains services are connected. Underfloor heating to Ground floor.

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

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

**DIRECTIONS** From the Market Place in the town centre head south into West Street. Follow to the junction with Station Road, opposite the Health Centre and turn left. Continue past the Fire Station on the left and at the next junction, with Garnsgate Road, the property can be located on the corner.

**COUNCIL TAX BAND** D

**EPC RATING** BAND C

**PARTICULARS PREPARED** 18<sup>th</sup> January 2023



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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.