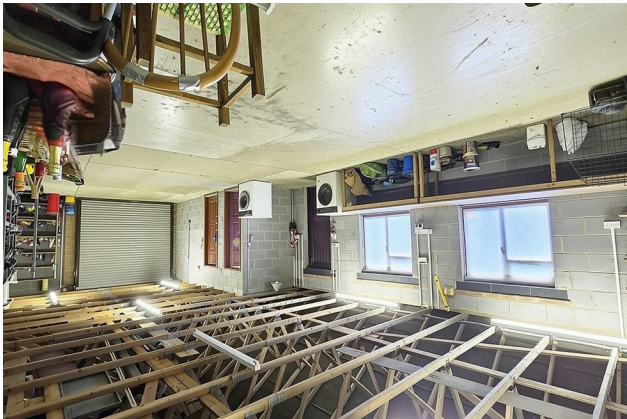




LONG SUTTON

To the front, a large gravel driveway provides extensive off-road parking for multiple vehicles, with additional space suitable for caravans and motorhomes.

With approximately 2 acres at your disposal, the property could also be ideally suited to those looking for an equestrian lifestyle, smallholding or simply wanting the freedom and space that a substantial plot provides, subject to the necessary consents and permissions.

The extensive grounds are equally impressively laid to lawn and beautifully complemented by mature trees, shrubs and plants, creating a colourful and private setting while encouraging a wealth of local wildlife.

A substantial workshop provides an exceptional additional space, complete with a separate office and cloakroom with WC. Whether you are looking for an impressive home-working space, require accommodation for a business or hobby, or have ambitions to create an annexe, this versatile building offers huge potential, subject to the necessary consents and permissions.

Stepping inside, you are welcomed by a spacious entrance hallway leading to a generous and comfortable living room, a bright open-plan kitchen/diner, useful utility room, two well-proportioned double bedrooms and a stylish four-piece family bathroom.

With its wraparound plot in a sought-after semi-rural setting, it offers an abundance of possibilities for a wide range of buyers.

superb outdoor space, providing an exciting combination of generous living accommodation, with an extensive outbuilding and

The Ohm Sutton Crosses, Long Sutton, Lincolnshire, PE12 9AU



Offers in the region of £475,000 Freehold

Hallway

10'9" x 6'5" (3.29 x 1.96)
Coved and textured ceiling. Wooden frame double-glazed door to front with matching side panel. 2 x storage cupboards. Radiator. Fitted carpet.

Living Room

19'7" x 14'7" (5.98 x 4.45)
Coved and textured ceiling. Bay-style wooden frame double-glazed window to front with wooden frame double-glazed window to side. Feature brick surround with coordinating TV and display stands. Power points. 2 x radiators. Fitted carpet.

Open Plan Kitchen Diner

17'10" x 14'7" (5.46 x 4.45)

Kitchen

Coved and textured ceiling. Wooden frame double-glazed window to rear. Matching wall and base units with drawer storage and worktop over. Composite 1 1/2 bowl with drainer and mixer tap. Space for electric oven. Space and plumbing for dishwasher. Feature island with cupboard storage. Power points. Radiator. Tiled floor.

Dining Room

Coved and textured ceiling. Wooden frame double-glazed window to side. uPVC sliding patio doors to rear. Floorstanding 'Eurostar' oil boiler. TV aerial socket. Power points. Radiator. Fitted carpet.

Utility Room

7'5" x 6'1" (2.27 x 1.86)
Coved and textured ceiling. Wooden-frame glazed door to the rear with matching window. Base units with stainless steel sink and drainer. Water softener. Space for tall fridge freezer, Consumer unit. Power points. Tiled floor.

Bedroom 1

15'6" x 11'7" (4.73 x 3.55)
Coved and textured ceiling. Wooden frame double-glazed window to front. 2 x double wardrobes. Power points. Radiator. Fitted carpet.

Bedroom 2

11'8" x 10'1" (min) (3.58 x 3.08 (min))
Coved and textured celing. Wooden frame double-glazed window to rear. Pedestal sink with twin taps. Power points. Radiator. Fitted carpet.

Bathroom

7'9" x 6'8" (2.38 x 2.04)
Coved and textured ceiling. Wooden frame double-glazed privacy glass window to rear. Vanity basin with storage. Corner bathtub. Low-level WC. Measurements exclude recess containing fully tiled shower cubicle with mains-fed shower. Extractor fan. Wall-mounted electric heater. Radiator. Part tiled walls. Tiled floor.

Workshop

39'8" x 16'8" (12.10 x 5.09)
Large workshop with potential for conversion to an annexe. Electric roller garage door. Power and lighting. Stainless steel sink and drainer. Office (3.51 x 1.38m) and cloakroom with WC (1.38 x 0.95m)

Outside

Situated on a generous 2-acre plot, the property enjoys stunning surrounding field views. The garden offers a secluded and secure section, ideal for children and pets, alongside an open garden laid to lawn and complemented by mature trees, shrubs and plants, adding colour and encouraging local wildlife. The generous grounds also offer excellent potential for those seeking an equestrian lifestyle or smallholding opportunity, subject to the necessary consents and permissions.

Further benefits include a greenhouse, timber shed, outdoor lighting, power supply and two external taps. To the front of the property, a large gravel driveway provides ample off-road parking for multiple vehicles, caravans and motorhomes. The front garden is predominantly laid to 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.
Central heating type - Oil fired heating

Council Tax

Council Tax Band D. 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, variable in-home
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.



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.