

chilterns

Estate & Letting Agents

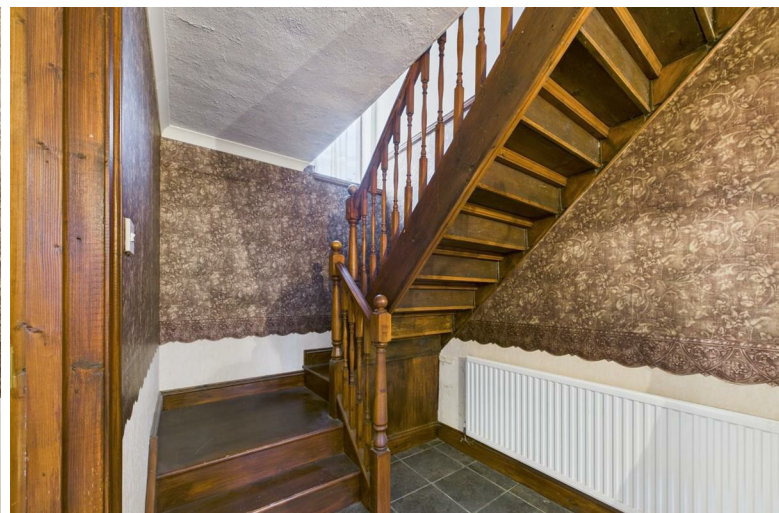


Longholm East Bank

Wingland, Sutton Bridge Spalding PE12 9YS

£375,000

Freehold



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Hallway

17'11" x 6'5" (5.47 x 1.97 m)

The hallway welcomes you with traditional wallpaper and tiled flooring, leading directly to the staircase with wooden banisters. This space connects the ground floor rooms and provides a warm, inviting first impression.

Living Room

21'10" x 11'7" (6.66 x 3.55 m)

This spacious living room features wooden flooring and a decorative fireplace as its focal point, complemented by a large window that fills the room with natural light. Double doors lead out to the sunroom, enhancing the flow of light and providing a seamless connection to the garden.

Sunroom

5'5" x 10'0" (1.67 x 3.07 m)

The sunroom is a charming space with brick lower walls and expansive windows that offer panoramic views over the garden. Its tiled floor and glazed roof create a bright and airy atmosphere, perfect for relaxing and enjoying the outdoors regardless of the weather.

Kitchen/Diner

16'1" x 18'6" (4.92 x 5.65 m)

The kitchen/diner is a large, practical space featuring wood-paneled cabinetry with plenty of storage and work surfaces. Tiled flooring runs throughout the kitchen area, which is open to a dining space with wooden floors and a large window overlooking the garden, creating a bright and sociable atmosphere.

Utility Room

5'0" x 11'7" (1.53 x 3.54 m)

The utility room is a narrow but functional space with tiled flooring and fitted units that provide additional storage and work surfaces. It is conveniently located off the kitchen for ease of use.

Guest Bedroom

16'2" x 11'6" (4.94 x 3.52 m)

The guest bedroom on the ground floor is generously sized with wooden flooring and neutral décor. It benefits from an en-suite bathroom, offering privacy and convenience.

En-Suite

4'9" x 8'0" (1.47 x 2.44 m)

The en-suite bathroom adjoining the guest bedroom has a simple layout with tiled flooring and includes a shower, sink and toilet, with a window allowing in natural light.

Landing

11'7" x 6'9" (3.54 x 2.07 m)

The first-floor landing provides access to the bedrooms and bathrooms, with a practical layout and a window that brings in natural light.

Bedroom 1

10'5" x 14'5" (3.18 x 4.40 m)

Bedroom 1 is a comfortable double room with carpeted flooring and a window with views to the outside. It benefits from an en-suite shower room for added convenience.

Shower Room

9'7" x 4'1" (2.93m x 1.24m)

The shower room linked to the main bedroom is fitted with a shower cubicle on the right, WC and hand basin.

Bedroom 2

10'4" x 15'6" (3.17 x 4.74 m)

Bedroom 2 is a spacious room with wooden flooring and a large window letting in plenty of natural light, creating a peaceful atmosphere perfect for rest.

Bedroom 3

10'5" x 14'6" (3.20 x 4.44 m)

Bedroom 3 is another well-sized room with wooden flooring and a window with views out to the surrounding landscape, providing a calm and restful space.



Bedroom 4

11'8" x 11'1" (3.56 x 3.39 m)

Bedroom 4 is a double room with wallpapered walls and carpet flooring, with a window offering views outside, and ample space for furnishings.

Bedroom 5

8'4" x 10'1" (2.55 x 3.09 m)

Bedroom 5 is a smaller bedroom with wooden flooring and a window, suitable for use as a child's bedroom or study.

Study/Bedroom 6

11'7" x 10'4" (3.55 x 3.17 m)

This room, labelled Study/Bedroom 6, is a flexible space that can be used as a bedroom or study. It features wooden flooring and a window overlooking the grounds.

Bathroom

8'10" x 8'3" (2.71 x 2.53 m)

The main bathroom on the first floor is fully tiled with a large walk-in shower, a bidet, toilet and sink. A window allows in natural light and ventilation.

Hallway

9'0" x 3'0" (2.75 x 0.91 m)

The rear hallway is a small entrance area with tiled flooring and access to the rear entrance door, connecting the main kitchen with the back of the house.

Rear Entrance

4'6" x 4'1" (1.38 x 1.27 m)

The rear entrance is a compact vestibule with a door leading out to the garden and driveway, offering a practical second access point.

Front Exterior

The front exterior of the property is a traditional brick-built house with a central porch and a gravel driveway leading up to the main entrance. Mature trees and shrubs frame the frontage, creating an inviting and private setting.

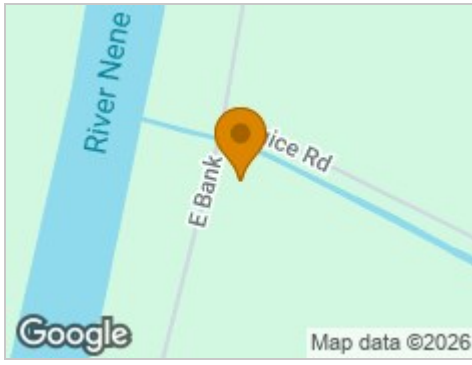
Rear Garden

The rear garden is a spacious and mature area with a lawn, flower beds, and established trees. Paths meander through the greenery, and there is a covered parking area at the end of the driveway. The garden offers a peaceful retreat with countryside views stretching beyond the property boundaries.





Road Map



Hybrid Map



Terrain Map



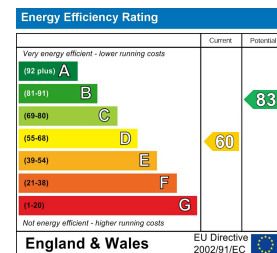
Floor Plan



Viewing

Please contact our Chilterns Brandon Office on 01842 813466 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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