

# 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

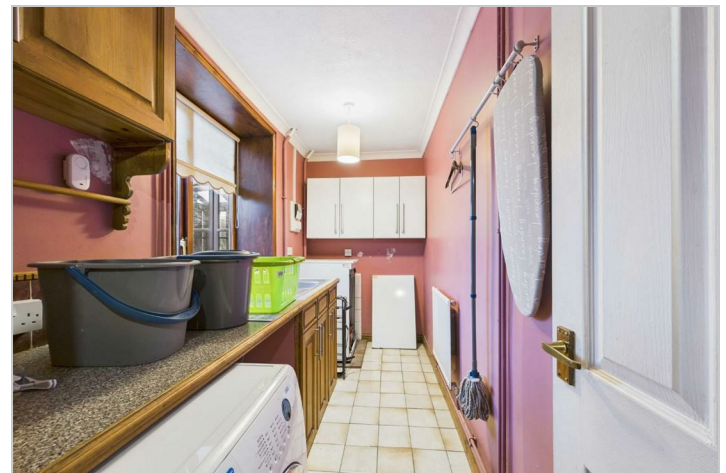
10'4" x 15'6" (3.17 x 4.74 m)

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.

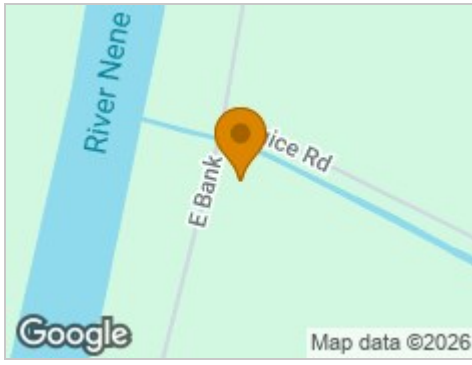
## Rear Garden

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



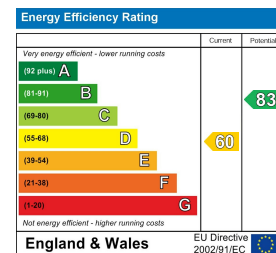
## Floor Plan



## 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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