



91 Woodlands, Long Sutton, PE12 9LZ

£315,000

- 5 bedroom detached house
- Modern open plan kitchen diner
- Conservatory overlooking garden
- Driveway leading to garage with electric roller door
- Well presented throughout
- Landscaped rear garden
- Popular location
- Must view to be appreciated

Set in the popular town of Long Sutton, in a quiet cul-de-sac, sits this extended five-bedroom family home boasting a spacious and well-flowing layout. Lovingly cared for over many years, it is now ready for new owners to appreciate and cherish it just the same.

Featuring a beautiful kitchen-diner, a modern bathroom, and a useful conservatory, this home offers a warm and welcoming feel throughout. Book your viewing today and see for yourself what this wonderful property has to offer.

Entrance Porch

Double doors to front. UPVC construction.

Entrance Hall 14'2" x 5'10" (4.34m x 1.79m)



UPVC door to front with glazed side panel. Radiator. Stairs to first floor landing. Herringbone flooring with built in mat well.

Lounge 14'2" x 11'8" (4.34m x 3.56m)



UPVC window to front. Radiator. Dado rail. Carpeted.

Kitchen/Dining Room 10'11" x 17'10" (3.33m x 5.45m)



UPVC window and French doors to rear. Spot lighting. Matching range of base and eye level units with work surfaces over. Composite sink unit with drainer and mixer tap. Tiled splash backs. Four ring gas hob and oven and grill under. Extractor fan. Built in dishwasher. Built in fridge/freezer. Vertical radiator. Breakfast bar. Herringbone flooring. Walk in pantry with shelving and wine racks. Understairs storage cupboard.

Conservatory 11'10" x 8'6" (3.63m x 2.61m)



UPVC and brick built construction with polycarbonate roof. Tiled flooring with under floor heating. French doors leading to the garden.

Utility Room 5'9" x 8'8" (1.77m x 2.65m)



UPVC door to rear. Worktop space. Built in pantry with shelving. Space and plumbing for washing machine.

Cloakroom



UPVC window to side. Toilet. Wash hand basin set in vanity unit and tiled splashback.

First Floor Landing 7'11" x 7'10" (2.43m x 2.41m)



Loft access. Carpeted.

Bedroom 1 13'11" x 9'10" (4.25m x 3.00m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 11'5" x 9'10" (3.50m x 3.00m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 3 12'5" x 9'1" (3.81m x 2.77m)



UPVC window to front. Radiator. Carpeted.

Bedroom 4 7'6" x 9'1" (2.30m x 2.79m)



UPVC window to rear. Radiator. Carpeted. Sliding door wardrobe with hanging rails.

Bedroom 5 9'5" x 7'8" (2.88m x 2.35m)



UPVC window to front. Radiator. Carpeted.

Bathroom 7'10" x 7'10" (2.39m x 2.39m)



UPVC window to rear. Comprising of three piece suite including bath with separate shower over with rainwater head and separate shower extension. Shower screen. Pedestal hand basin. Toilet. Partially tiled walls. Extractor fan. Heated towel rail. Vinyl flooring. Airing cupboard housing boiler and radiator.

Shower Room

Tiled shower cubicle with shower. Extractor fan. Tiled flooring. Fully tiled walls.

Outside



The front of the property is gravelled for additional parking with borders stocked with shrubs and bushes. There are also two outside power points and security light.

The rear garden is enclosed by timber fencing. Extended patio area with pergola over. Sectioned lawn area. Established trees and bushes. Timber storage shed. There is also a security light and cold water tap.

Garage 15'8" x 8'9" (4.80m x 2.67m)

Up and over door to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 9LZ

Additional Information**PLEASE NOTE:**

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge:

Property construction: Brick

Electricity supply: Mains - Octopus

Solar Panels: - 10 panels 3.45kw

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains

Heating: Mains gas central heating

Heating features:

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: None

Restrictions: No

Public right of way: None

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C74

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

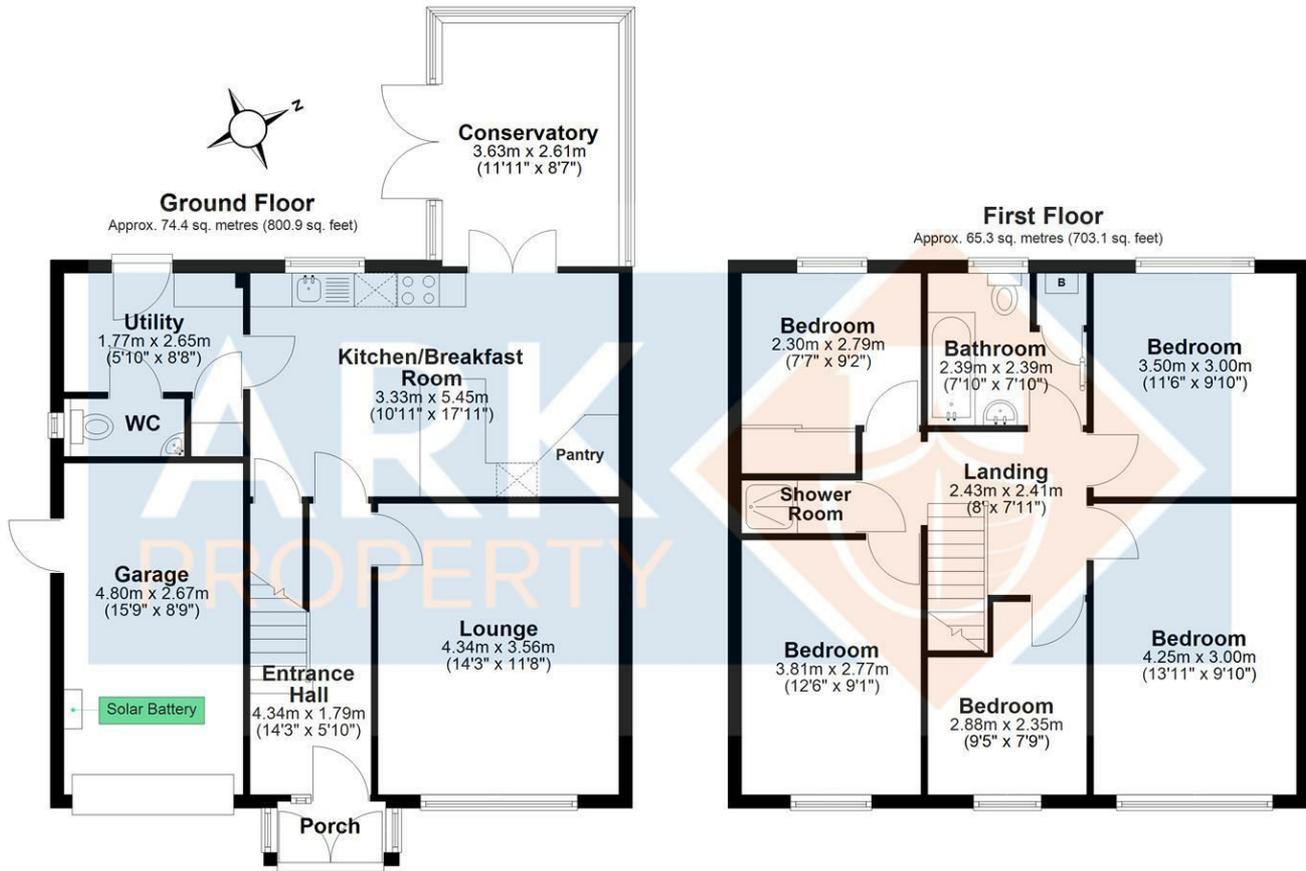
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



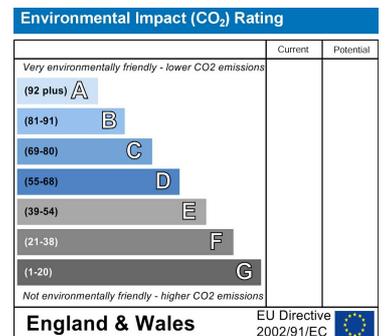
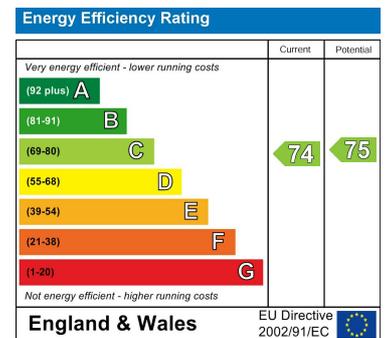
Total area: approx. 139.7 sq. metres (1504.0 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

