



Location

Situated in with close proximity to local primary and secondary schools, shops and amenities with easy access to Kings Lynn, Peterborough and Wisbech.

Services

Mains water and electricity, with gas central heating.

Council

Council Tax Band A

For information please contact South Holland District Council, telephone 01775 761161

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> / <i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		61	(55-68) D
(39-54) E	39		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i> / <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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Fenland Estates

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Telephone 01406 363006

**92, London Road, Long Sutton
Spalding, Lincolnshire, PE12 9ED**

£525 pcm



- 2 Bedrooms
- Enclosed Rear Courtyard
- Large Lounge Diner
- Close to local schools
- Recently Decorated
- Council Tax Band A

**Deposit £625, Set up Fee £150 per property, Reference Fee £90 per person
Guarantor Fee (if applicable) £120.**

Fenland Estates - Professional Service, Traditional Values.

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92 London Road, Long Sutton, Spalding, Lincolnshire, PE12 9ED

Conveniently situated, two double bed roomed end-terraced family home in a popular residential location in Long Sutton. Within walking distance to both primary and secondary schools, bus routes, shops and Long Sutton town. Recently redecorated to a high standard. Internal viewing advised to appreciate size of the property.

Internally the property comprises:

Lounge/Diner (at widest points)

24'04" x 15'02"

UPVC front door, large UPVC bay window to front and UPVC double glazed window to side, coved and textured ceiling, neutral carpet, skirting, painted walls, feature electric fire, TV point, electrical socket points, 2x radiators, 2x single light switches, 2x light fitting, TV point, telephone point, feature cast iron fireplace – no fire, electricity consumer unit, built-in under stairs cupboard, heating controls and smoke alarm.

Kitchen

15'07" x 4'11"

UPVC door to rear, lino flooring, painted walls, skirting, coved and textured ceiling, range of modern base and eye level units and worktop, stainless steel sink and drainer, electrical sockets, radiator, three-way ceiling light, 1x single and 1x double light switch and plumbing for washing machine.

Pantry Area

Painted walls, textured and coved ceiling, skirting, lino flooring, enclosed ceiling light, 1x double electrical point, combi boiler, carbon monoxide alarm and built-in cupboards.

Bathroom

4'05" x 10'10"

UPVC obscured to rear aspect, lino flooring, painted walls, skirting, coved and textured ceiling, radiator, enclosed light fitting, pull cord for light, 3 piece suite comprising bath with telephone style taps and shower hose, ceramic low level w.c, and pedestal sink.

Stairs and Landing

Neutral carpet, painted walls, skirting, textured ceiling, radiator, single light fitting, 2x single light switches, single electrical socket, smoke alarm.

Master Bedroom

15'08 x 10'09" (at widest points)

2x UPVC windows to front, neutral carpet, painted walls, skirting, coved and textured ceiling, 2x single light fittings, double light switch, radiator, 2x double electric points.

Bedroom 2 (at widest points)

10'05" x 11'0"

UPVC double glazed window to rear, neutral carpet, painted walls, skirting, textured and coved ceiling, radiator, double electric socket, single light fitting, single light switch, television point and built-in wardrobes with shelving and hanging rails. Loft hatch and airing cupboard housing shelves and hot water tank.

Outside

Enclosed rear courtyard, low-maintenance garden with access. Garden shed container. To the front is laid to patio with small brick wall and large, well-kept bushes to the front with front access gate.

