

Pygott & Crone

Plot 19, The Cedar, Brunswick Fields

12 Brunswick Road, Long Sutton, Spalding, Lincolnshire, PE12 9YJ

£430,000

4 Bedroom Detached House

- Freehold
- On site viewings available Thurs-Sunday 11-4pm
- High specification & quality materials
- Open plan kitchen dining living
- Range of choices & Options available
- Bi folding doors to patio
- Integrated appliances to kitchen
- 10 Year NHBC Warranty
- EPC Rating - TBC, Council Tax Band - TBC





Overview

A collection of brand-new high specification homes, various designs and styles available to suit all buyers. On site viewings available.

The Cedar design is a spacious four double bedroom detached house with double garage comprising overall accommodation to include: Entrance hallway, downstairs cloakroom, study, lounge, separate utility room and a kitchen diner to the rear with access to the gardens. The first floor offers the four spacious bedrooms, an ensuite shower room to bedroom one and a main family bathroom.





Brunswick Fields is a brand new exclusive residential development located on the edge of the historic fenland market town of Long Sutton. The overall site will offer a stylish range of two to five bedroom houses with spacious plots and design in mind, the development will suit a variety of buyers needs and price ranges. The specification will be to a very high standard assuring attention to detail on every property and the use of quality materials, fixtures and fittings throughout. Some of the finishes may be personalised depending on the build stage. The first phase release will include 8 exceptional four and five bedroom detached houses with double garages, all set on spacious plots and fronting onto Seagate road. Brunswick Fields is the follow on site from the successful Wignals Wood development of homes on the edge of Holbeach.

The site conveniently situated less than half a mile from the town centre and close to a range of amenities, schools, road links and provides a gateway to Norfolk, with the Norfolk coastline being less than an hour away. The main A17 road link which runs from Newark to Kings Lynn, passes by Long Sutton, with Kings Lynn boasting rail services to London Kings Cross station and the Norwich Airport can be easily accessed by the A47. The A1 major road can be reached in approximately 50 minutes.

PLEASE NOTE: Please note all specification is subject to change. Floorplans and measurements are taken from architectural drawings and are for guidance purposes only. Computer generated images are not to scale and are for identification purposes only. Final finishes and materials may vary and landscaping is illustrative only. Please make sure you discuss final designs and layouts with us before reserving. Internal images are from a finished executive plot on the same site. Reservation fee applicable, £1,000.

*Terms & Conditions apply (Purchase must be at full asking, and is specific to plots availability Plot 23,24,25,17,19. Stamp duty paid only applies to main residence and does not include additional property stamp duty.)

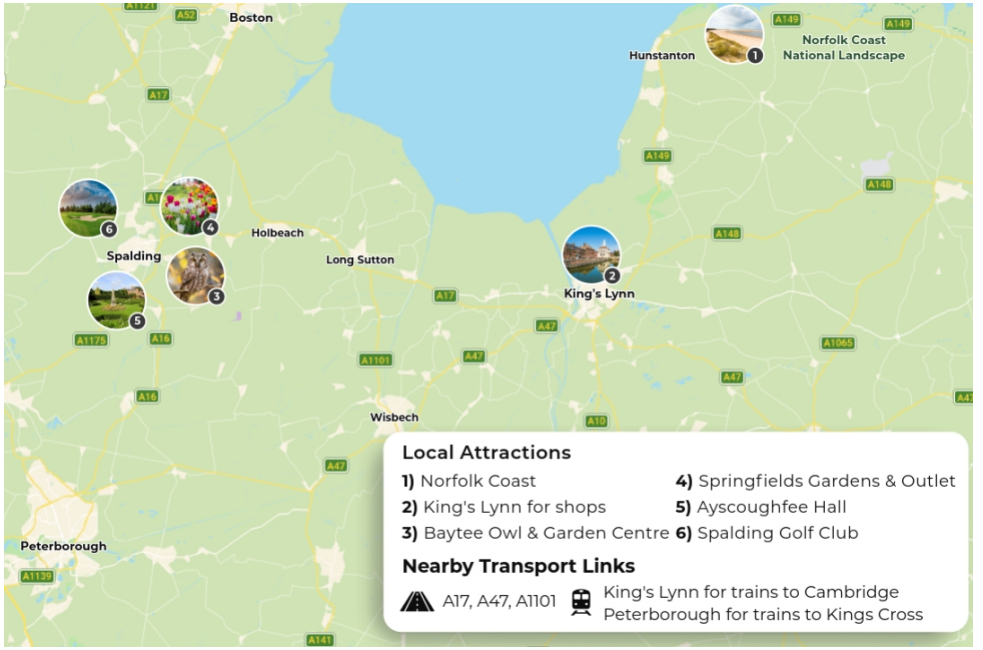





ON SITE VIEWINGS AVAILABLE
Call us on 01775 717360 for more info




Part Exchange
& Assisted Move
Options Available


Boston
Hunstanton
Norfolk Coast
National Landscape
Holbeach
Spalding
Long Sutton
King's Lynn
Wisbech
Peterborough
Local Attractions
1) Norfolk Coast
2) King's Lynn for shops
3) Baytee Owl & Garden Centre
4) Springfields Gardens & Outlet
5) Ayscoughfee Hall
6) Spalding Golf Club
Nearby Transport Links
A17, A47, A1101
King's Lynn for trains to Cambridge
Peterborough for trains to Kings Cross


GROUND
FLOOR
KITCHEN /
DINING ROOM
LOUNGE
WC
UTILITY
STUDY


FIRST
FLOOR
BEDROOM 1
EN-SUITE
SHOWER
ROOM
BATHROOM
BEDROOM 3
BEDROOM 4
BEDROOM 2

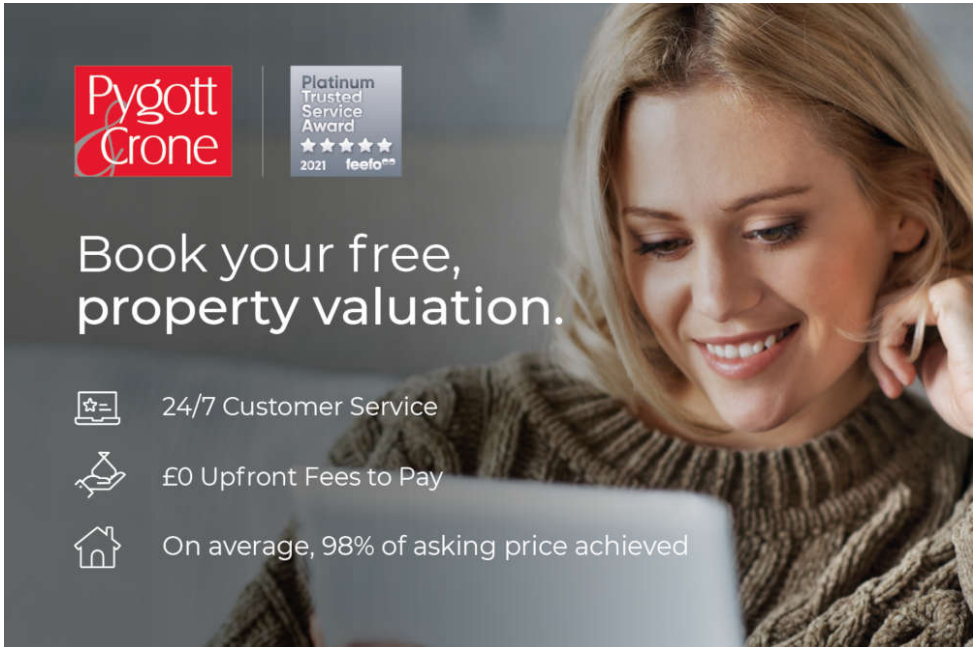
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- THE FOXTAIL
- THE HAWTHORN
- THE HAZEL
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SS SUBSTATION





Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

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Do you need Financial Help or Advice?

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Joe Kuhn
Mortgage Adviser
0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Houses. Homes. Harmony.

Pygott & Crone

Plot 19, The Cedar, Brunswick Fields, 12 Brunswick Road, Long Sutton
is on the market with our Spalding branch

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