

Pygott & Crone

Plot 39 The Yew, Brunswick Fields, 30 Centurion Drove

Long Sutton, Spalding, Lincolnshire, PE12 9AD

£275,000

3 Bedroom Detached House

- Freehold
- Brand New Development
- The Yew design
- Stylish three bedroom detached
- Integrated fridge freezer to kitchen
- Open plan living space
- Bi folding doors to the rear gardens
- Peace of mind 10 year warranty
- EPC Rating - TBC, Council Tax Band- TBC



Plot 114 The Yew - example of same house type



Overview

The Yew is an attractive and contemporary three-bedroom detached home with a single garage. The property features a modern open-plan kitchen, dining, and living area, enhanced by bi-folding doors opening onto the rear garden. Notable features include an electric garage door, premium paving to the patio and footpaths, an integrated fridge freezer, induction hob, electric vehicle charging point.

The accommodation briefly comprises an entrance hallway, downstairs cloakroom, and a lounge which flows seamlessly into the open-plan kitchen diner with bi-folding doors to the rear. To the first floor are three well-proportioned bedrooms and a main family bathroom.

Plot 39.


Plot 114 The Yew - example of same house type


Plot 114 The Yew - example of same house type

A collection of brand-new, high-specification homes offering a variety of designs and architectural styles to suit a wide range of buyers. A show home is available to view. Brunswick Fields is an exclusive new residential development located on the edge of the historic Fenland market town of Long Sutton. The development will offer a stylish selection of homes set on generous plots, thoughtfully designed to appeal to a range of buyers and budgets. Each property will be finished to a high specification, with careful attention to detail and the use of quality materials, fixtures, and fittings throughout. Depending on the stage of construction, purchasers may have the opportunity to personalise certain finishes.


Plot 114 The Yew - example of same house type


Plot 114 The Yew - example of same house type

Conveniently positioned less than half a mile from Long Sutton town centre, the development benefits from easy access to local amenities, schools, and road links. The location provides an excellent gateway to Norfolk, with the coastline less than an hour away. The A17, connecting Newark and King's Lynn, runs through Long Sutton, with King's Lynn offering direct rail services to London King's Cross. Norwich Airport is easily accessible via the A47, and the A1 can be reached in approximately 50 minutes.

Please note: A management company charge of £125 per annum applies. Specifications are subject to change. Floorplans and measurements are taken from architectural drawings and are provided for guidance purposes only. Individual properties may vary from the information shown here. All sizes are approximate and should not be used to measure for furnishings. Please refer to the site map for plot numbers for the house type. The dimensions are taken from the architect's plans and should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown. This information is for guidance only and does not form part of a contract. There is a site management company, and charge per year. Talk to us about costs. Internal images shown within this advert of from a Alder design home completed on another site to be used as an example. These images also show added extras and some fittings that may not be included as standard.




Plot 114 The Yew - example of same house type










GARAGE
KITCHEN / DINING ROOM
LOUNGE
WC
GROUND FLOOR
BEDROOM 1
BEDROOM 2
BEDROOM 3
BATHROOM
FIRST FLOOR




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


STONEBOW
FINANCIAL SERVICES
Save money
with a new build
New build homes are built to the highest building standards which means they're in optimum condition to save you money on utility bills.
Contact us to find out more
Your home may be repossessed if you do not keep up repayments on your mortgage. A fee of up to 1% of the mortgage amount may be charged depending on individual circumstances. A typical fee is £520.


Part Exchange
& Assisted Move
Options Available

Location



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

Mortgage Advice Bureau

Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



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.

Raising Standards. Protecting Homeowners

LOOSEGATE HOMES®



- THE ALDER
- THE ASH
- THE ASPEN
- THE BEECH
- THE BLACKTHORN
- THE CEDAR
- THE CHERRY
- THE CHESTNUT
- THE ELM
- THE ELDER
- THE FOXTAIL
- THE HAWTHORN
- THE HAZEL
- THE LIME
- THE MULBERRY
- THE PINE
- THE POPLAR
- THE TULIP
- THE WILLOW
- THE YEW

SS SUBSTATION



Houses. Homes. Harmony.

Pygott & Crone

Plot 39 The Yew, Brunswick Fields, 30 Centurion Drove, Long Sutton
is on the market with our Spalding branch

---

10 Bridge Street, Spalding PE11 1XA

01775 717360