



Little London, Long Sutton Spalding PE12 9LE

welcome to

Little London, Long Sutton Spalding

IDEAL FOR THOSE LOOKING TO DOWNSIZE, Two double bedroom detached bungalow within close proximity of Long Sutton. Lounge, KITCHEN WITH INTEGRATED APPLIANCES & Utility. Family bathroom & EN-SUITE TO THE MASTER. Good sized off road parking, SINGLE GARAGE & Fully Enclosed Rear Garden.



Entrance Hall

Tiled floor, built-in airing cupboard and doors off to all main rooms

Lounge

12' x 11' 11" (3.66m x 3.63m)

Kitchen

14' 2" x 12' 10" (4.32m x 3.91m)

having a range of wall and base units, wood effect work surfaces and single bowl sink. Integrated electric oven, four ring induction hob, stainless steel extractor and dishwasher. Space for fridge freezer. Door to garden room and door to:

Pantry

6' x 3' 6" (1.83m x 1.07m)

having fitted shelving, tiled floor and light

Sun Room

8' x 6' (2.44m x 1.83m)

having tiled floor, door leading to garden and door to:

Utility

6' x 5' 11" (1.83m x 1.80m)

having space for washing machine and tumble dryer. Tiled floor

Bedroom 1

12' x 11' 8" (3.66m x 3.56m)

having laminate flooring and door to:

En-Suite

having low level WC, pedestal sink and shower cubicle with thermostatic shower. Tiled floor, partly tiled walls, heated towel rail, extractor, shaving point and wall mounted gas boiler

Bedroom 2

12' x 11' 11" (3.66m x 3.63m)

having Laminate flooring.

Bathroom

having bath with shower over, low level WC and pedestal wash hand basin. Partly tiled walls, tiled

floor, shaving point, extractor and heated towel rail.

Garage

9' 10" x 18' (3.00m x 5.49m)

concrete sectional building with double timber doors, power and lighting.

Outside

To the front of the property there is a good sized gravel driveway providing ample off road parking. There is a small lawn to the right hand side of the drive and two side gates leading to the rear. Fully enclosed by timber fencing, the rear garden is spacious and in the majority laid to lawn. There is a circular patio seating area to the rear with a further paved area to the right hand side. Within the garden there is also a timber garden shed

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Little London, Long Sutton Spalding

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- LOUNGE, KITCHEN & UTILITY
- FAMILY BATHROOM & EN-SUITE TO MASTER
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- CLOSE TO AMENITIES, DOCTORS AND CAFES

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

LST107447 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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