



Queensway, Long Sutton Spalding PE12 9DW

welcome to

Queensway, Long Sutton Spalding

This semi detached house is situated within walking distance of town which offers local amenities, cafes, pubs and a popular market. With a good rated primary and secondary school on it's doorstep. This delightful home would be ideal for a first home. CALL TO BOOK YOUR VIEWING TODAY.



Lounge

19' 1" x 12' 9" (5.82m x 3.89m)

Kitchen/Diner

11' 11" x 13' 8" (3.63m x 4.17m)

having units at wall and base level, worktops with inset sink. Built-in oven with extractor over. Space for fridge/freezer, dishwasher and washing machine. Having door to lean-to.

Sun Room

12' 4" x 6' 2" (3.76m x 1.88m)

having outside toilet and wash hand basin.

Landing

having loft access.

Bedroom 1

12' 9" x 10' (3.89m x 3.05m)

Bedroom 2

12' 10" x 8' 10" (3.91m x 2.69m)

having built-in cupboard.

Bedroom 3

9' 11" x 8' (3.02m x 2.44m)

Bathroom

having bath, separate shower cubicle, low level WC and wash hand basin. Heated towel rail.

Outside

the property sits back behind an extensive parking area giving parking for several vehicles. The enclosed garden is laid lawn with slabs and a 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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welcome to

Queensway, Long Sutton Spalding

- SEMI DETACHED HOUSE WITHIN WALKING DISTANCE OF TOWN
- LOUNGE & KITCHEN/DINER
- THREE BEDROOMS
- BATHROOM WITH BOTH BATH AND SEPARATE SHOWER
- AMPLE OFF ROAD PARKING & ENCLOSED GARDEN

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107549 - 0007

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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