



Delamore Way, Long Sutton Spalding PE12 9DX

welcome to

Delamore Way, Long Sutton Spalding

Individually built three bedroom bungalow ideally situated in a sought-after town centre location, offering spacious accommodation for entertaining family and friends. Conveniently located within walking distance of local amenities, cafes and the Co-op. With a regular bus service to the larger towns



Entrance Hall

having loft access and built-in storage cupboard.

Lounge

22' 9" x 22' 4" (6.93m x 6.81m)
having a fitted log burner.

Conservatory

7' 11" x 10' 10" (2.41m x 3.30m)
having tiled floor and door to rear garden.

Kitchen/Diner

11' 7" x 17' 2" (3.53m x 5.23m)
having a range of wall and base units, work surfaces and a one and a half bowl sink. Integrated electric oven, grill, four ring induction hob and stainless steel extractor. Space for fridge freezer, washing machine and dishwasher. Fitted two-seater dining/breakfast bar, water softener and waste disposal. There is also under cupboard and base lighting

Bedroom 1

11' 7" x 12' 8" (3.53m x 3.86m)
having range of fitted wardrobes and drawers.

Bedroom 2

13' 2" x 9' 7" (4.01m x 2.92m)
having built-in double wardrobe.

Bedroom 3

9' 3" x 7' 8" (2.82m x 2.34m)
currently used as an office.

Bathroom

having bath with shower over and double shower cubicle with thermostatic shower, low level WC, inset sink, Extractor, heated towel rail, wall mounted gas boiler, built-in airing cupboard and fitted cupboard space.

Integral Garage

23' 5" x 12' 2" (7.14m x 3.71m)
having electric roller door, power and light.

Outside

o the front of the property there is a block paved driveway providing ample off road parking for a range of vehicles including a motorhome/caravan. To the right of the drive there is a timber workshop and a side gate leading through to a gravel area with additional timber storage shed. The rear garden is low maintenance and fully enclosed by timber fencing and hedging, being laid to gravel in the majority. Within the garden there are two patio seating areas, one to the rear and one to the side, as well as a timber summerhouse.

Agents Note

the property has 16 solar panels that are owned outright.

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

Delamore Way, Long Sutton Spalding

- INDIVIDUALLY DESIGNED THREE BEDROOM DETACHED BUNGALOW
- LARGE LOUNGE WITH LOG BURNER, KITCHEN DINER & CONSERVATORY
- SPACIOUS BATHROOM WITH FOUR PIECE SUITE & FITTED CUPBOARDS
- BLOCK PAVED DRIVEWAY WITH SPACE FOR MOTORHOME/CARAVAN
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers over



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107680 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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