



Midsummer Gardens, Long Sutton SPALDING PE12 9GF

welcome to

Midsummer Gardens, Long Sutton SPALDING

Good sized bungalow being sold with NO CHAIN. With a bright and airy lounge, and conservatory overlooking the garden. Three bedrooms with en-suite to master and family shower room. The bungalow is situated in a popular cul de sac location within walking distance of Long Sutton.



Entrance Hall

having airing cupboard and loft access.

Lounge

15' 9" x 12' 8" (4.80m x 3.86m)
having attractive fireplace with inset fire(not working). Patio doors leading to the conservatory.

Conservatory

12' 7" x 10' 7" (3.84m x 3.23m)
being of brick and UPVC construction with french doors leading to the patio.

Kitchen

13' x 8' 10" (3.96m x 2.69m)
having range of units at wall and base, worktops with inset sink. Built-in oven, hob and extractor. Space for fridge/freezer.

Utility Room

5' 10" x 5' 10" (1.78m x 1.78m)
having range of units at wall and base level, worktop with inset sink. Space for wash machine and tumble drier. Door to rear garden.

Bedroom 1

12' 3" x 10' 3" (3.73m x 3.12m)
having built-in wardrobe.

En-Suite

having shower cubicle, low level WC and wash hand basin.

Bedroom 2

10' 3" x 9' 3" (3.12m x 2.82m)
having built-in wardrobe.

Bedroom 3

9' 3" x 8' 5" (2.82m x 2.57m)

Shower Room

having shower cubicle, low level WC and wash hand basin inset into vanity unit.

Garage

10' 2" x 16' 7" (3.10m x 5.05m)

having up and over door, power and light.

Outside

the property is approached over a paved driveway offering off road parking for 2/3 cars. The enclosed rear garden is laid to lawn with shrubs to the borders. Patio area and gate giving access to the front of the property.

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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Midsummer Gardens, Long Sutton SPALDING

- THREE BEDROOM BUNGALOW SITUATED IN POPULAR LOCATION BEING SOLD WITH NO CHAIN
- LOUNGE & CONSERVATORY OVERLOOKING THE GARDEN
- EN-SUITE AND FAMILY SHOWER ROOM
- WALKING DISTANCE OF SHOPS & DOCTORS
- REGULAR BUS SERVICE TO THE LARGER TOWNS

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107504 - 0004

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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