



Hospital Drove, Long Sutton Spalding PE12 9EL

welcome to

Hospital Drove, Long Sutton Spalding

Semi detached house on the outskirts of Long Sutton which offers local amenities, well respected schools and the popular Friday market. The good sized accommodation would make an ideal family home with separate dining room for entertaining. Call the team today to book your viewing.



Lounge

14' 1" x 11' 9" (4.29m x 3.58m)

having fireplace with log burner, built-in cupboard.

Dining Room

10' 4" x 9' 11" (3.15m x 3.02m)

having french doors to rear.

Kitchen

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

having range of units at wall and base level ,
worktops with inset sink. Space for oven and washing
machine. Built-in fridge freezer and dishwasher.

Understair cupboard and door to rear.

Landing

Bedroom 1

14' 2" x 11' 10" (4.32m x 3.61m)

having airing cupboard housing the boiler.

Bedroom 2

10' 3" x 9' 11" (3.12m x 3.02m)

Bedroom 3

10' x 6' 4" (3.05m x 1.93m)

Bathroom

having bath with shower over, low level WC and
wash hand basin. Heated towel rail.

Outside

the property sits behind a lawned and hedged
foregarden with pathway to the front door. The rear
has vehicular access via shared access and a further
garden area.

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

Hospital Drove, Long Sutton Spalding

- SEMI DETACHED HOUSE ON THE OUTSKIRTS OF LONG SUTTON
- LOUNGE & SEPARATE DINING ROOM
- THREE BEDROOMS
- KITCHEN WITH RANGE OF APPLIANCES
- OFF ROAD PARKING TO THE REAR AND FURTHER GARDEN AREA

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107658 - 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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