



Delph Road, Long Sutton Spalding PE12 9BX

welcome to

Delph Road, Long Sutton Spalding

RENOVATED THREE DOUBLE BEDROOM DETACHED BUNGALOW situated on a no through road. LARGE 'L' SHAPED LOUNGE DINER WITH LOG BURNER, Kitchen & Utility. Family Bathroom with FOUR PIECE SUITE WITH UNDER FLOOR HEATING. Ample Off Road Parking. DETACHED GARAGE WITH FLAT/BEDSIT ABOVE. CALL TO VIEW. CALL TODAY



Entrance Hall

having built-in storage cupboard and doors off to all main rooms

Lounge Diner

27' 1" max x 15' 6" max (8.26m max x 4.72m max)
feature fireplace with inset log burner and tiled hearth. Reclaimed solid oak Parquet flooring, French doors to rear and door to:

Kitchen

12' 4" x 11' 5" (3.76m x 3.48m)
having a range of wall and base units, wood effect work surfaces and a one and a half bowl stainless steel sink. Integrated electric oven, four ring induction hob, stainless steel extractor, fridge and freezer. Tiled floor, door to hallway and door to:

Utility

6' 8" x 3' 8" (2.03m x 1.12m)
fitted work surface and single bowl stainless steel sink. Space for washing machine, tiled floor and side door to rear garden

Bedroom 1

10' 8" x 13' 10" (3.25m x 4.22m)

Bedroom 2

13' 8" x 10' 1" (4.17m x 3.07m)

Bedroom 3

13' 4" x 8' 11" (4.06m x 2.72m)

Bathroom

16' 9" x 5' 9" narrowing to 5' 1" (5.11m x 1.75m narrowing to 1.55m)
comprising four piece suite of WC, sink, bath with shower attachment and walk-in double shower cubicle with dual head thermostatic shower. Wood effect tiled floor with underfloor heating, partly tiled walls and fitted heated towel rail

Outside

To the front of the property there is a lawned area to the left hand side with a spacious gravel driveway to the right hand side providing ample off road parking. The driveway continues to the right hand side of the property with a further tarmac parking area to the

rear, this in turn gives access to the detached garage. There is a garden area behind the garage offering a buyer the opportunity to create a garden of their choice as it is currently used for additional parking and storage

Garage

20' x 12' (6.10m x 3.66m)
having double timber doors to front, power and lighting. Freestanding oil fired boiler and external staircase to:

Flat / Bedsit

Situated above the garage, the accommodation is completely self-contained. Having an open plan kitchen living area (14'6 x 11'11 max dimensions) with fitted units and stainless steel sink, there is also a shower room (5'0 x 7'7) comprising of WC, sink and double shower cubicle with electric shower. If a buyer didn't want to use this area as a flat/bedsit, there is the option for it to be used as office/business space



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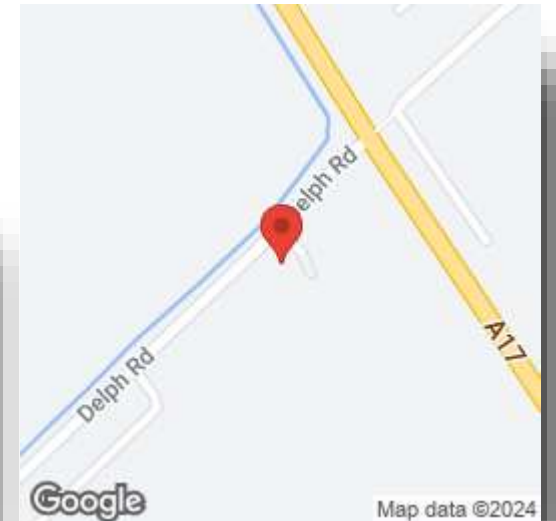


welcome to

Delph Road, Long Sutton Spalding

- FULLY RENOVATED THREE DOUBLE BEDROOM DETACHED BUNGALOW
- LARGE 'L' SHAPED LOUNGE DINER WITH FITTED LOG BURNER
- KITCHEN, UTILITY & FAMILY BATHROOM WITH FOUR PIECE SUITE
- OFF ROAD PARKING & DETACHED GARAGE WITH FLAT/BEDSIT ABOVE
- QUIET LOCATION ON A NO THROUGH ROAD WITHIN WALKING DISTANCE TO AMENITIES

Tenure: Freehold EPC Rating: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST105841 - 0014

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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.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk