



Delph Road, Long Sutton Spalding PE12 9BX

welcome to

Delph Road, Long Sutton Spalding

NO CHAIN. This Executive Detached Bungalow is flexible in it's spacious Accommodation with the Benefit of over an ACRE of landscaped Garden STS overlooking farmland. 3 Reception Areas plus Conservatory and 3 Bedrooms. Tandem Double Garage, Space for Motorhome/Caravan and parking for multiple cars



Entrance Hall

'L' shaped Entrance Hall with door to front of property, two radiators and loft access.

Lounge

14' 1" Max x 17' Max (4.29m Max x 5.18m Max) with window to front, sliding patio doors to Conservatory, attractive fireplace with open grate. French doors to Study/Second Sitting Room

Dining Room

8' 2" x 12' 1" (2.49m x 3.68m) having window to rear, two radiators, opening to Study/second Sitting Room, french doors to Conservatory.

Study/ 2nd Sitting Room

8' 3" x 10' 5" (2.51m x 3.17m) having radiator, french doors to Lounge, opening to Dining Room. Door to Hallway.

Kitchen

9' 10" x 14' (3.00m x 4.27m) having extensive range of units at base and wall level, one and half sink, under counter oven, hob and extractor over, dishwasher, worktops and tiled splashbacks. Peninsula unit with breakfast bar. Radiator and window to rear.

Conservatory

9' x 12' (2.74m x 3.66m) brick and UPVC construction, panel heater, french doors and light/fan.

Utility Room

having side entrance door, window, worktop with space for appliances under, radiator and loft hatch.

Cloakroom

having low level WC and wash hand basin, window to rear, half tiled walls and radiator.

Inner Hall

giving access to Study and Kitchen, Cloaks cupboard.

Bedroom 1

10' to front of wardrobes x 11' 10" (3.05m to front of wardrobes x 3.61m) window to front and extensive range of wardrobes, side cabinets and chest of drawers. Radiator.

Bedroom 2

9' 10" x 11' 10" (3.00m x 3.61m) with window to front and radiator.

Bedroom 3

9' 5" x 9' 10" (2.87m x 3.00m) having window to side and radiator.

Bathroom

with double ended bath having shower attachment and central tap, vanity unit incorporating WC. Shower Enclosure, tiled splashbacks. Towel radiator, window to side. Built in Airing Cupboard.

Tandem Garage

10' x 25' (3.05m x 7.62m) having electric roller door, personnel door, workshop area and window to side.

Outside

the bungalow is set in landscaped grounds extending over an acre (STS) with large parking area to the front. Double gate leading to motorhome/caravan parking area. The garden is landscaped with lawns, borders having a wide selection of planting. Pergola seating area with roof and removal side panels. Timber Workshop. Patio seating area to immediate side and rear of property. Farmland to front and rear giving open views.

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



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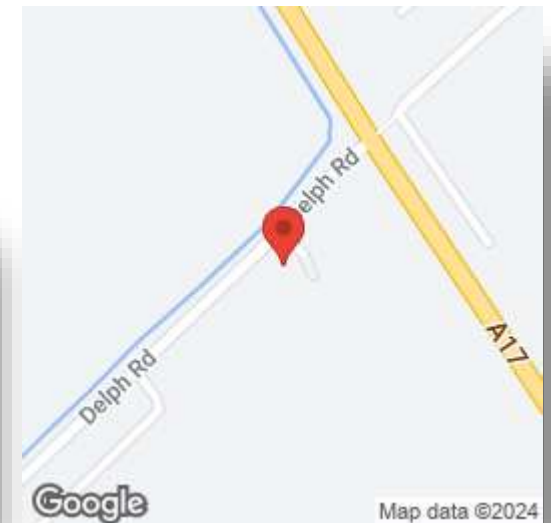
welcome to

Delph Road, Long Sutton Spalding

- Acre plus landscaped Gardens in non estate location
- Detached Executive Bungalow
- Space for Motorhome/Caravan with lots of Parking
- Three Reception Areas plus Conservatory and Three Bedrooms
- Close to Norfolk with Beaches and Woodland Walks

Tenure: Freehold EPC Rating: E

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST105941 - 0006

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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