



**West Street, Long Sutton Spalding PE12 9BN**



**welcome to**

**West Street, Long Sutton Spalding**

EXTENDED TWO BEDROOM MID-TERRACED PROPERTY, walking distance to town centre, PRIMARY SCHOOL & doctors surgery. TWO RECEPTION ROOMS & extended kitchen. Large family bathroom with FOUR PIECE SUITE & DOWNSTAIRS WC. Enclosed rear garden with PARKING FOR TWO CARS TO THE REAR



**Entrance Porch****Lounge**

10' 10" x 12' 5" ( 3.30m x 3.78m )

having feature bay window

**Dining Room**

10' 11" x 12' 4" ( 3.33m x 3.76m )

having feature fireplace with inset multi-fuel burner, laminate floor and stairs to first floor.

**Kitchen**

15' 5" x 7' 4" ( 4.70m x 2.24m )

having range of units at wall and base level, one and half bowl stainless steel sink. Integrated electric oven, four induction hob and extractor. Space for washing machine, fridge freezer and dishwasher. Laminate flooring and side door to garden.

**Cloakroom**

5' 3" x 3' 7" ( 1.60m x 1.09m )

having low level WC, pedestal wash hand basin, extractor and laminate flooring.

**Bedroom 1**

10' 11" x 12' 3" ( 3.33m x 3.73m )

having built-in single wardrobe.

**Bedroom 2**

10' 11" x 8' 10" ( 3.33m x 2.69m )

**Bathroom**

11' 8" x 8' ( 3.56m x 2.44m )

having bath with thermostat shower over, shower cubicle with electric shower, low level WC and inset sink.

**Garden**

the rear garden is enclosed by fencing with small lawn, patio seating area and timber garden shed. Rear gate giving access to parking space.

**Agents Note**

the vendor owns the solar panels.



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welcome to

## West Street, Long Sutton Spalding

- EXTENDED TWO BEDROOM MID-TERRACED PROPERTY WITHIN WALKING DISTANCE OF AMENITIES
- TWO RECEPTION ROOMS
- FAMILY BATHROOM WITH FOUR PIECE SUITE & DOWNSTAIRS WC
- ENCLOSED REAR GARDEN WITH PARKING FOR TWO CARS TO THE REAR
- IDEAL FIRST TIME BUY CLOSE TO SCHOOL & DOCTORS SURGERY

Tenure: Freehold EPC Rating: D



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106187 - 0004

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