



Sturton Way, Long Sutton Spalding PE12 9BZ

welcome to

Sturton Way, Long Sutton Spalding

WALK TO TOWN. This Two Bedroom Bungalow is situated in a popular location close to town. With Lounge, Dining Room, Kitchen, good sized Off Road Parking and Garage ideal for family and friends. Being sold with No Chain. SO CALL THE TEAM TODAY AND BOOK YOUR VIEWING.



Entrance Hall

having door to front, tiled floor, cupboard and loft hatch.

Lounge

15' 10" x 11' 10" Max (4.83m x 3.61m Max)

having gas fire with brick surround. Window to front and laminate floor.

Dining Room

15' 10" x 11' (4.83m x 3.35m)

having 2 built- in cupboards, patio doors and window to rear.

Kitchen

19' 9" x 8' 6" (6.02m x 2.59m)

having range of units at wall and base level, worktops with stainless steel sink, built-in oven and gas hob. Space for washing machine, door to garage and patio doors to rear.

Bedroom 1

11' 11" x 11' 11" (3.63m x 3.63m)

having window to front.

Bedroom 2

9' 11" x 11' (3.02m x 3.35m)

having window to rear.

Bathroom

having bath with shower over, low level WC and wash hand basin. Towel radiator, and window to rear.

Garage

16' 1" x 8' 11" (4.90m x 2.72m)

having power and light.

Outside

the property sits back behind a good sized driveway offering off road parking for several vehicles. Two hand gates give access to the fully enclosed rear garden which is laid to lawn with a raised patio area and garden shed.



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Sturton Way, Long Sutton Spalding

- DETACHED TWO BEDROOM BUNGALOW
- WALKING DISTANCE OF TOWN AND REGULAR BUS ROUTE
- LOUNGE AND DINING ROOM
- GARAGE AND SPACIOUS OFF ROAD PARKING
- NO CHAIN

Tenure: Freehold EPC Rating: D

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106272 - 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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