



Little London, Long Sutton Spalding PE12 9LE

welcome to

Little London, Long Sutton Spalding

IDEAL FOR THOSE LOOKING TO DOWNSIZE, Two double bedroom detached bungalow within close proximity of Long Sutton. Lounge, KITCHEN WITH INTEGRATED APPLIANCES & utility. Family bathroom & EN-SUITE TO THE MASTER. Ample off road parking, SINGLE GARAGE & Fully Enclosed Rear Garden. CALL THE TEAM TODAY



Entrance Hall

Tiled floor, built-in airing cupboard and doors off to all main rooms

Lounge

12' x 11' 11" (3.66m x 3.63m)

Kitchen

14' 4" x 12' 10" (4.37m x 3.91m)

Having a range of wall and base units, wood effect work surfaces and single bowl sink. Integrated electric oven, four ring induction hob, stainless steel extractor and dishwasher. Space for fridge freezer. Door to garden room and door to:

Pantry

5' 11" x 3' 5" (1.80m x 1.04m)

Having fitted shelving, tiled floor and light

Garden Room/rear Entrance

8' 1" x 6' 5" (2.46m x 1.96m)

Tiled floor, door leading to garden and door to:

Utility

6' 1" x 5' 11" (1.85m x 1.80m)

Space for washing machine and tumble dryer. Tiled floor

Bedroom 1

10' 10" x 11' 11" (3.30m x 3.63m)

Dual Aspect Windows, Laminate flooring and door to:

En-Suite

7' 3" x 5' 10" (2.21m x 1.78m)

Comprising three piece suite of WC, pedestal sink and shower cubicle with thermostatic shower. Tiled floor, partly tiled walls, heated towel rail, extractor, shaving point and wall mounted gas boiler

Bedroom 2

12' x 11' 11" (3.66m x 3.63m)

Dual Aspect Windows and Laminate flooring

Bathroom

16' 6" x 12' (5.03m x 3.66m)

having bath with shower over, low level WC and pedestal wash hand basin. Partly tiled walls, tiled floor, shaving point, extractor and heated towel rail.

Outside

To the front of the property there is a good sized gravel driveway providing ample off road parking and giving access to a detached garage. There is a small lawn to the right hand side of the drive and two side gates leading to the rear. Fully enclosed by timber fencing, the rear garden is spacious and in the majority laid to lawn. There is a circular patio seating area to the rear with a further paved area to the round hand side. Within the garden there is also a timber garden shed

Garage

17' 10" x 9' 11" (5.44m x 3.02m)

A concrete sectional building with double timber doors, power and lighting



view this property online williamhbrown.co.uk/Property/LST106456



welcome to

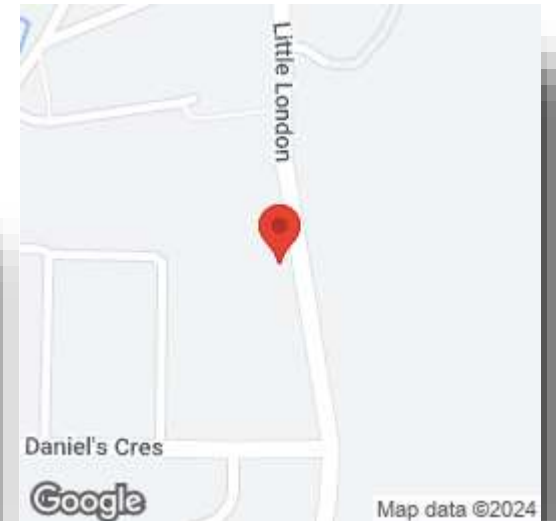
Little London, Long Sutton Spalding

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- LOUNGE, KITCHEN & UTILITY
- FAMILY BATHROOM & EN-SUITE TO MASTER
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- CLOSE TO AMENITIES, DOCTORS AND CAFES

Tenure: Freehold EPC Rating: D

offers in the region of

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106456



Property Ref:
LST106456 - 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.

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