

Woodlands, Long Sutton Spalding PE12 9LY



## welcome to

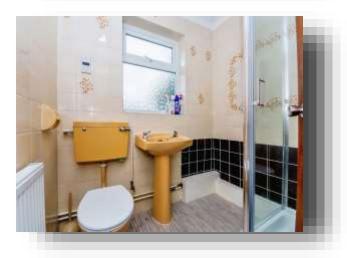
## Woodlands,Long Sutton Spalding

RETIREMENT HEAVEN!! This Detached Bungalow is set within walking distance of the pretty market town of Long Sutton offering good amenities, doctors, dentists, cafes and the popular Friday market. The bungalow is ideal for enjoying retirement so sit back and enjoy. BEING SOLD WITH NO CHAIN!!













### **Entrance Porch**

Door Leading to

## **Entrance Hall** Having entrance door, radiator, loft access and airing cupboard.

#### Lounge

12' 8" x 11' 9" ( 3.86m x 3.58m ) Having electric fire, window to front and radiator

### Kitchen

9' 5" x 11' 9" Max ( 2.87m x 3.58m Max ) having range of units at wall and base level, stainless steel sink and drainer, worktops. Washing Machine, radiator. Door to conservatory

#### Conservatory

10' 6" x 9' 9" (  $3.20m \times 2.97m$  ) Having side door leading to the rear garden and another side door leading to the driveway

#### Bedroom 1

11' 3" x 11' 9" ( 3.43m x 3.58m ) Habiving window to front and radiator

Bedroom 2 10' 9" x 9' 9" ( 3.28m x 2.97m ) Having window to rear and radiator

#### **Shower Room**

Having corner shower cubicle, low level WC and wash hand basin. Fully tiled walls, radiator and window to rear.

#### Outside

the property has a gravel driveway leading to the single garage. Lawned front garden. The enclosed rear garden is easy maintenance with patio area, lawn and fencing.

#### Single Garage

9' 4" x 15' 6" ( 2.84m x 4.72m ) Up and over door, power and lighting





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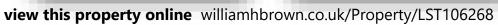
## Woodlands, Long Sutton Spalding

- Detached Bungalow
- 2 Bedrooms
- Single Garage & Driveway
- Walking Distance Of Amenities
- NO CHAIN

Tenure: Freehold EPC Rating: D

# £210,000







Property Ref:

LST106268 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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