



Daniels Crescent, Long Sutton Spalding PE12 9DR

welcome to

Daniels Crescent, Long Sutton Spalding

LEAVE YOUR CAR AT HOME. This Semi Detached House is situated in the pretty town of Long Sutton which still has it's popular Friday Market, Pubs, Cafes and Doctors. With off road parking and enclosed garden ideal for entertaining. This property must be viewed to fully appreciate all it has to offer.



Entrance Hall

having door to front and understair storage.

Lounge

14' 2" x 10' 3" (4.32m x 3.12m)

having window to front and arch opening to:

Kitchen/ Diner

21' 5" x 10' 5" (6.53m x 3.17m)

having range of units at wall and base level with under cabinet lights. Worktops with inset composite sink. Double oven, integrated dishwasher, freezer, fridge/ freezer and microwave. Patio door and window to side. Tiled floor.

Landing

having window to side.

Bedroom 1

11' 8" x 10' 3" (3.56m x 3.12m)

having built-in wardrobe, airing cupboard and window to front.

Bedroom 2

8' 3" x 14' 4" (2.51m x 4.37m)

having window to rear.

Bedroom 3

7' 4" x 9' 6" (2.24m x 2.90m)

having window to front.

Bathroom

having bath with shower from mixer tap, low level WC and wash hand basin. Heated towel rail.

Outside

the property is set behind a driveway offering off road parking. The enclosed rear garden is laid to lawn.



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Daniels Crescent, Long Sutton Spalding

- THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE WITH OPENING TO KITCHEN/DINER IDEAL FOR ENTERTAINING
- PRIMARY AND SECONDARY SCHOOLS
- LOCAL AMENITIES AND REGULAR BUS ROUTE TO THE LARGER TOWNS
- OFF ROAD PARKING AND ENCLOSED GARDEN

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST105210 - 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.

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