



Little London, Long Sutton Spalding PE12 9LE



welcome to

Little London, Long Sutton Spalding

GET YOUR FOOT ON THE LADDER This modern 3 bedroom mid terrace house is situated within walking distance of town offering local amenities, pubs and cafes. With good road links to the A17 ideal for busy commuters. The property has 2 allocated car spaces to the front of the property Call To View Today.



Lounge

11' 5" x 14' 2" (3.48m x 4.32m)
having window to front.

Kitchen

14' 9" x 12' 7" (4.50m x 3.84m)
having range of units at wall and base level,
worktops with inset stainless steel sink. Built-in
cooker with hob and extractor. Space for
fridge/freezer.

Cloakroom

having low level WC and wash hand basin.

Bedroom 1

10' 4" x 12' 11" (3.15m x 3.94m)
having built-in wardrobe and window to front.

Bedroom 2

9' 5" x 11' 6" (2.87m x 3.51m)
having built-in wardrobe and window to rear.

Bedroom 3

9' 1" x 7' 8" (2.77m x 2.34m)
having window to rear.

Bathroom

having bath with shower attachment from mixer tap,
low level WC and pedestal wash hand basin. Heated
towel rail and window to front.

Outside

the property sits back behind a gravel driveway
having 2 allocated parking space. The enclosed rear
garden is laid to lawn with shrubs to borders.



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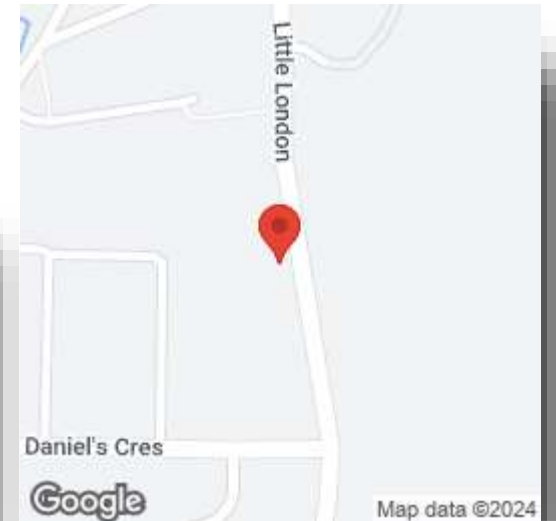
Little London, Long Sutton Spalding

- MODERN MID TERRACE PROPERTY
- IDEAL FIRST TIME/ INVESTOR PROPERTY
- THREE BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- CLOSE TO TOWN

Tenure: Freehold EPC Rating: B

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106491 - 0005

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