



**Daniels Gate, Long Sutton Spalding PE12 9DN**

**welcome to**

**Daniels Gate, Long Sutton Spalding**

IDEAL FIRST TIME HOME. This semi detached house is ideal for someone wanting to get their foot on the property ladder. With 2 Reception Rooms, Ample Off Road Parking and an Enclosed Rear Garden ideal for those summer Barbecues. Having the benefit of being situated on the outskirts of Long Sutton.



### **Lounge**

14' 4" x 11' 9" ( 4.37m x 3.58m )

having attractive brick fireplace and bay to front.

### **Dining Room**

12' 2" x 22' 9" ( 3.71m x 6.93m )

having dual log burner, french doors leading to the garden and window to side.

### **Kitchen**

15' x 10' 11" ( 4.57m x 3.33m )

having range of units at wall and base level, ceramic sink set in solid wood worktops. Breakfast bar, space for cooker, fridge/ freezer, dishwasher, washing machine. Door to side and window to rear.

### **Landing**

having airing cupboard, loft access and window to side.

### **Bedroom 1**

13' 4" x 8' 7" ( 4.06m x 2.62m )

having window to front.

### **Bedroom 2**

9' 8" x 9' 7" ( 2.95m x 2.92m )

having built-in storage and window to rear.

### **Bedroom 3**

6' 2" x 10' 1" ( 1.88m x 3.07m )

having window to front.

### **Bathroom**

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

### **Garage**

8' 4" x 16' 4" ( 2.54m x 4.98m )

having power and light.

### **Outside**

the property is set back behind a gravel driveway offering Off Road Parking for multiple vehicles. The enclosed rear garden is laid to lawn with patio area.



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## Daniels Gate, Long Sutton Spalding

- THREE BEDROOM SEMI-DETACHED PROPERTY WITH OPEN FIELD VIEWS TO THE FRONT
- TWO RECEPTION ROOMS WITH FORMAL DINING AREA
- MODERN KITCHEN WITH BREAKFAST BAR
- AMPLE OFF ROAD PARKING & GARAGE
- IDEAL LOCATION CLOSE TO LONG SUTTON TOWN CENTRE WITH A RANGE OF AMENITIES

Tenure: Freehold EPC Rating: E

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106547 - 0004

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