

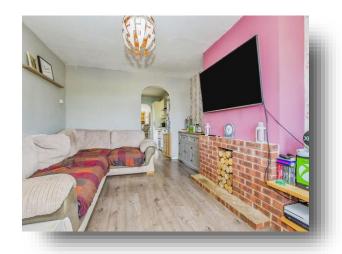
Daniels Gate, Long Sutton Spalding PE12 9DN



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

 $9' 8" \times 9' 7" (2.95m \times 2.92m)$ 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.





welcome to

Daniels Gate, Long Sutton Spalding

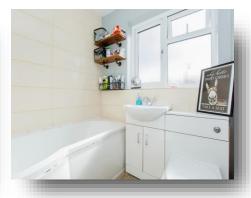
- THREE BEDROOM SEMI-DETACHED PROPERTY WITH OPEN FIELD VIEWS TO THE FRONT
- TWO RECEPTION ROOMS WITH FORMAL DINING AREA
- MODERN KITCHEN WITH BREAKFAST BAR
- AMPLE OFF ROAD PARKING & GARAGE
- IDEAL LOCATION CLOSE TO LONG SUTTON TOWN CENTRE WITH A RANGE OF AMENITIES

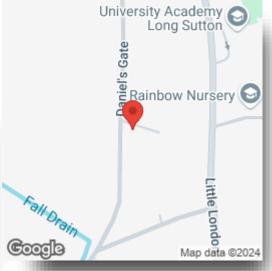
Tenure: Freehold EPC Rating: E

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106547



Property Ref: LST106547 - 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.





01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING, Lincolnshire, PE12 9JF



williamhbrown.co.uk

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.