



Roman Bank, Long Sutton Spalding PE12 9LA



welcome to

Roman Bank, Long Sutton Spalding

BEAUTIFUL GARDENS WITH FIELD VIEWS TO SIDE. This spacious semi detached house is situated within walking distance of Long Sutton which offers local amenities, cafes, pubs, doctors and still has a popular Friday Market. With 2 Reception Rooms and a sociable modern Kitchen ideal for entertaining.



Lounge

13' 5" x 20' 8" (4.09m x 6.30m)

having attractive fireplace, built-in storage and Bay window to front.

Dining Room

21' x 12' 3" (6.40m x 3.73m)

having patio doors to rear.

Kitchen

9' 10" x 12' 10" (3.00m x 3.91m)

having range of units at wall and base level.

Worktops with inset stainless steel sink. Built-in oven with gas hob and extractor fan. Breakfast bar, space for washing machine, dishwasher and fridge. Window to front.

Downstairs Bathroom

having bath, low level WC and wash hand basin.

Airing cupboard and window to side.

Bedroom 1

9' 6" x 12' 11" (2.90m x 3.94m)

having windows to front and rear.

Bedroom 2

12' x 11' 5" (3.66m x 3.48m)

having fitted wardrobes and window to front.

Bedroom 3

8' 1" x 10' 4" (2.46m x 3.15m)

having window to rear.

Shower Room

having shower cubicle, low level WC and pedestal

wash hand basin.

Outside

the property is set back behind a small foregarden with Off Road Parking to side for several cars. The rear garden is laid to lawn with patio area. Summer House, Shed and Greenhouse.

Agents Note

"It is our understanding that the Property is not

registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."



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Roman Bank, Long Sutton Spalding

- SEMI DETACHED HOUSE WITHIN WALKING DISTANCE OF TOWN
- SPACIOUS ACCOMMODATION IDEAL FOR ENTERTAINING
- THREE BEDROOMS AND TWO RECEPTION ROOMS
- DOWNSTAIRS FAMILY BATHROOM AND SHOWER ROOM
- OFF ROAD PARKING AND REAR GARDEN WITH FIELD VIEWS TO SIDE

Tenure: Freehold EPC Rating: D

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST104948 - 0003

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