

Roman Bank, Long Sutton Spalding PE12 9LA

welcome to

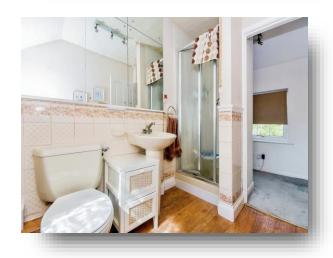
Roman Bank, Long Sutton Spalding

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" ($4.09m \times 6.30m$) 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

view this property online williamhbrown.co.uk/Property/LST104948



Property Ref: LST104948 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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