



Woodlands, Long Sutton Spalding PE12 9LZ

welcome to

Woodlands, Long Sutton Spalding

NO CHAIN. This 2 Bedroom Detached Bungalow is situated in the popular location of Woodlands. Within walking distance of Long Sutton which offers local amenities, pubs, cafes and doctors. If you fancy a day out then why not jump on the regular bus to the larger towns of Kings Lynn and Spalding.



Lounge

12' 7" x 12' 8" (3.84m x 3.86m)
having fireplace with electric fire. (Not Tested).

Kitchen

11' x 8' 8" (3.35m x 2.64m)
having range of units at wall and base level,
worktops with composite sink. Built-in cooker with
extractor over. Window to rear.

Conservatory

7' 3" x 10' 1" (2.21m x 3.07m)
being of brick and UPVC construction.

Bedroom 1

11' 8" x 10' 8" (3.56m x 3.25m)
having built-in wardrobe and window to front.

Bedroom 2

9' 1" x 10' 8" (2.77m x 3.25m)
having window to rear.

Shower Room

having shower cubicle, low level WC and wash hand
basin. Heated towel rail and window to rear.

Garage

15' 8" x 8' 9" (4.78m x 2.67m)
having up and over door, power and light.

Outside

the property sits back being a gravel driveway
offering Off Road Parking. The rear garden is laid to
gravel and patio. Garden shed.

Note

**This property is being sold on behalf of a corporate
client. It is marketed subject to obtaining the grant of
probate and must remain on the market until
contracts are exchanged. As part of a deceased's
estate it may not be possible to provide answers to
the standard property questionnaire. Please refer to
the agent before viewing if you feel this may affect
your buying decision.**

Agents Note

**Please note that any services, heating system or
appliances have not been tested, and no warranty
can be given or implied as to their working order. **



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Woodlands, Long Sutton Spalding

- DETACHED BUNGALOW IN A SOUGHT AFTER LOCATION
- LOUNGE, KITCHEN AND SHOWER ROOM
- GARAGE WITH ENCLOSED REAR GARDEN
- WALKING DISTANCE OF TOWN
- NO CHAIN

Tenure: Freehold EPC Rating: D

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106520 - 0003

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.

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