



**Woodlands, Long Sutton Spalding PE12 9LZ**

**welcome to**

**Woodlands, Long Sutton Spalding**

NO CHAIN. This Two Bedroom Detached Bungalow is situated in the popular location of Woodlands. Within walking distance of Long Sutton which offers local amenities, cafes, doctors and a Market.. 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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welcome to

## 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

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106520 - 0007

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.

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.



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