

John Swains Way, Long Sutton Spalding PE12 9DQ

welcome to

John Swains Way, Long Sutton Spalding

FAMILY LIVING. This Detached House is an ideal family home with spacious accommodation ideal for family life, The modern kitchen is an ideal entertaining area with french doors leading to the rear Garden ideal for enjoying summer nights. Situated close to schools and amenities.













Lounge

14' 11" x 12' 11" (4.55m x 3.94m) having attractive fireplace with marble and wood surround with gas fire inset and window to front.

Kitchen

24' 2" x 8' 11" (7.37m x 2.72m)

having range of units at wall and base level, worktops with stainless steel sink and tiled splashbacks. Built-in double oven with gas hob. Space for washing machine and dishwasher, French doors leading to the garden and window to rear.

Reception Room

8' 3" x 12' 3" (2.51m x 3.73m) having window to side.

Cloakroom

having low level WC, wash hand basin and window to rear.

Landing

having airing cupboard and loft hatch.

Bedroom 1

12' 4" x 10' 8" (3.76m x 3.25m) having window to rear.

Ensuite

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

Bedroom 2

 $10' 10'' \times 11' 2'' Max (3.30m \times 3.40m Max)$ having window to front and ceiling fan.

Bedroom 3

10' 6" x 9' (3.20m x 2.74m) having window to rear.

Bedroom 4

9' 2" x 8' 9" (2.79m x 2.67m) having window to front.

Bathroom

having free standing bath, shower cubicle, low level WC and vanity unit. Heated towel rail and window to front.

Former Garage

8' 8" x 3' 7" (2.64m x 1.09m) having up and over door.

Outside

the property is set back behind a small foregarden with driveway offering Off Road Parking for several cars. The enclosed rear garden is laid to lawn with patio area and shed.





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- DETACHED FAMILY HOME IN POPULAR LOCATION
- SPACIOUS ACCOMMODATION IDEAL FOR **ENTERTAINING**
- FOUR BEDROOMS WITH ENSUITE AND FAMILY BATHROOM WITH BOTH FREE STANDING BATH AND SHOWER CUBICLE
- WALKING DISTANCE OF SCHOOLS
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

£310,000







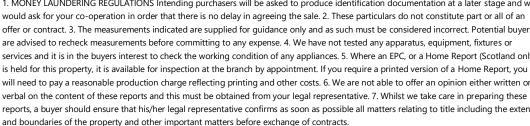
Daniel's Gate Coogle Map data @2024

Please note the marker reflects the postcode not the actual property

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Property Ref: LST106651 - 0005 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 and boundaries of the property and other important matters before exchange of contracts.







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