

John Swains Way, Long Sutton Spalding PE12 9DQ

welcome to

John Swains Way, Long Sutton Spalding

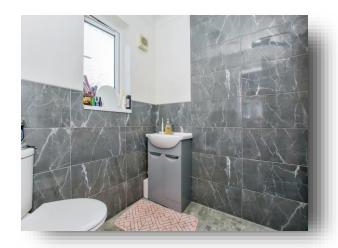
FAMILY LIVING This Detached House is an ideal family home with spacious accommodation ideal for family life, The modern kitchen is an ideal entertaining area with french doors leading to the rear Garden ideal for enjoying summer nights. Situated close to schools and amenities. Call the team to view













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" x 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.





welcome to

John Swains Way, Long Sutton Spalding

- 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

Council Tax Band: C

offers over

£290,000









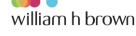
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106651



Property Ref: LST106651 - 0007 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 quidance 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) and boundaries of the property and other important matters before exchange of contracts.

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 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





01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING, Lincolnshire, PE12 9JF



williamhbrown.co.uk

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.