

Midsummer Gardens, Long Sutton Spalding PE12 9GF

william h brown

# welcome to

# Midsummer Gardens, Long Sutton Spalding

DON'T MISS OUT! This well presented Bungalow is situated in a popular location within walking distance of Long Sutton offering local amenities, cafes, pubs, doctors and our popular Friday Market. For those who fancy a day out then why not pop on the regular bus service.













Entrance Hall Lounge

12' 7" x 15' 8" ( 3.84m x 4.78m ) Having gas fire place, window to rear and side.

#### Kitchen

 $8^{\prime}\,9^{"}\,x\,13^{\prime}\,2^{"}$  (  $2.67m\,x\,4.01m$  ) Having range of units at wall and base level, electric oven. Dishwasher. Space for fridge/freezer. Window to rear.

#### **Utility Room**

5' 10" x 6' 5" ( $1.78m \times 1.96m$ ) Having range of units at wall and base level, space for washing machine and tumble dryer.

#### Bedroom 1

10' 3" x 12' 3" ( 3.12m x 3.73m ) Having window to front

#### Ensuite

having low level WC and wash hand basin, extractor fan. Fully tiled walls and window to side.

#### Bedroom 2

10' 3" x 9' 1" ( 3.12m x 2.77m ) Having window to front

#### Bedroom 3

9' 2" x 8' 4" ( 2.79m x 2.54m ) Having window to side

#### Bathroom

having walk in shower, low level WC and wash hand basin. Heated towel rail. Fully tiled walls, extractor fan and window to side.

#### Garage

16' 2" x 10' (4.93m x 3.05m) Having up and over door, base units, power and lighting. Window to rear.

#### Outside

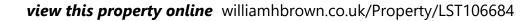
Having block paved driveway leading to the single garage. To the rear the garden is enclosed and laid



to lawn with patio area and gravelled area with plants and shrubs.

#### Agents Note

Please not this property has planning permission for an extension to the rear under reference H11-0014-24 - Valid from January 2024 for 3 years.





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# Midsummer Gardens, Long Sutton Spalding

- MOVE IN READY BUNGALOW
- WALKING DISTANCE OF AMENITIES
- GOOD BUS SERVICE TO LARGER TOWNS
- THREE BEDROOMS
- WELL PRESENTED GARDEN

Tenure: Freehold EPC Rating: D

# £335,000





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Property Ref: LST106684 - 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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