

Station Road, Long Sutton Spalding PE12 9BP



welcome to

Station Road, Long Sutton Spalding

SPACE FOR EVERYONES NEEDS. This Detached Family Home has been extended by the current owners with family living in mind. The spacious accommodation allows family time and individual activities. With Off Road Parking a good sized Garden ideal for visitors, this delightful home needs to be viewed.













Lounge

12' 4" x 27' (3.76m x 8.23m)

Snug

9' 7" x 15' 8" (2.92m x 4.78m) having window to front.

Kitchen

8' 5" x 15' 8" (2.57m x 4.78m)

having range of units at wall and base level, worktops with composite sink. Integrated dishwasher, built-in oven with gas hob. Window to rear.

Utility Room

9' 10" \dot{x} 10' 6" (3.00m x 3.20m) having space for washing machine and tumble dryer.

Cloakroom

having low level WC and sink set in vanity unit.

Bedroom 1

14' x 10' 11" (4.27m x 3.33m) having window to front.

Ensuite

having shower cubicle, low level WC and wash hand basin. Window to front.

Bedroom 2

11' x 12' 8" (3.35m x 3.86m) having window to rear.

Bedroom 3

9' 7" x 14' 6" (2.92m x 4.42m) having window to front.,

Bedroom 4

9' 8" x 11' 9" (2.95m x 3.58m) having window to rear.

Bathroom

having bath with shower over, low level WC and wash hand basin. Partly tiled walls, heated towel rail and window to rear.

Garage

16' 4" x 12' 11" (4.98m x 3.94m) having electric roller door.

Outside

the property is set back behind a gravel driveway offering Off Road Parking for several vehicles. With lawn area and shrubs to borders. The enclosed rear garden is laid to lawn with patio area. Shed having power. Hot Tub.





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- SPACIOUS ACCOMMODATION FOR FAMILY LIVING
- TWO RECEPTION ROOMS AND MODERN KITCHEN
- FOUR GOOD SIZED BEDROOMS WITH ENSUITE TO **MASTER**
- SCHOOLS, DOCTORS AND LOCAL AMENITIES ON YOUR DOOR STEP
- AMPLE OFF ROAD PARKING AND GARAGE

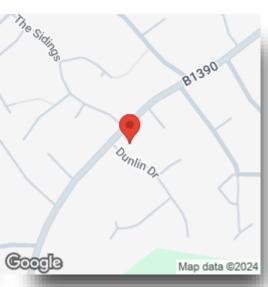
Tenure: Freehold EPC Rating: C

£335,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106735



Property Ref: LST106735 - 0006 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) 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

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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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