



**Little London, Long Sutton SPALDING PE12 9LF**

**welcome to**

**Little London, Long Sutton SPALDING**

GOOD SIZED BUNGALOW CLOSE TO AMENITIES. This Mature Bungalow is situated in the popular market town of Long Sutton offering local amenities, doctors, cafes and a popular Friday Market. With a regular bus service to the larger towns of Kings Lynn and Spalding. CALL THE TEAM TODAY TO BOOK YOUR VIEWING



### **Entrance Hall**

having airing cupboard and storage cupboard.

### **Lounge**

14' 8" x 22' 2" ( 4.47m x 6.76m )

having fireplace with wood surround and window to front.

### **Kitchen**

9' 11" x 13' 4" ( 3.02m x 4.06m )

having range of units at wall and base level, worktops with composite sink and tiled splashbacks. Space for cooker, fridge/freezer and washing machine. Window to side.

### **Bedroom 1**

9' 11" x 14' 10" ( 3.02m x 4.52m )

having fitted wardrobe unit with over head storage. Window to rear.

### **Bedroom 2**

11' 10" x 11' 10" ( 3.61m x 3.61m )

having sliding doors to rear giving access to garden. Built-in wardrobe.

### **Bedroom 3**

6' 11" x 8' 11" ( 2.11m x 2.72m )

having window to side.

### **Bathroom**

having free standing bath, electric shower, low level WC and pedestal wash hand basin. Fully tiled walls and window to side.

### **Garage**

8' 7" x 18' 7" ( 2.62m x 5.66m )

having up and over door, power and light. Door to side and window to rear.

### **Outside**

the property sits behind a good sized foregarden with driveway offering parking for several cars. The enclosed rear garden has a patio and gravel area with lawn to sides.



***view this property online*** [williamhbrown.co.uk/Property/LST106744](http://williamhbrown.co.uk/Property/LST106744)



welcome to

## Little London, Long Sutton SPALDING

- DETACHED BUNGALOW SITUATED IN THE POPULAR TOWN OF LONG SUTTON
- THREE BEDROOMS WITH SLIDING DOORS OFF BEDROOM TWO LEADING TO THE REAR GARDEN
- GOOD SIZED LOUNGE
- GARAGE WITH AMPLE OFF ROAD PARKING
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: C

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST106744](http://williamhbrown.co.uk/Property/LST106744)



Property Ref:  
LST106744 - 0004

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.



william h brown



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**