



The Sidings, Long Sutton Spalding PE12 9FA

welcome to

The Sidings, Long Sutton Spalding

SPACIOUS DETACHED BUNGALOW. This well presented Bungalow is situated a popular cul de sac location. Within walking distance of the pretty market town of Long Sutton with a popular market, doctors, local amenities and more. The regular bus service will take you to Kings Lynn or Spalding. VIEW TODAY.



Open Plan Living Area

Lounge

16' 5" x 10' 8" (5.00m x 3.25m)

having log burner, Bi-fold doors leading to the garden, Karndean flooring. Two windows to rear and 2 velux windows.

Kitchen/Dining Area

10' x 18' 5" (3.05m x 5.61m)

having range of units at wall and base level with matching full length pull out larder. Worksurface with inset one and half ceramic sink and tiled splashbacks. Built-in oven with gas hob, integrated dishwasher and fridge freezer. Karndean flooring. Door to garage and window to rear.

Bedroom 1

12' 8" x 8' 8" (3.86m x 2.64m)

having built-in wardrobes and Bay window to front.

Ensuite

having shower cubicle, low level WC and vanity unit. Heated towel rail, extractor fan and shaver point.

Bedroom 2

10' 9" x 11' 8" (3.28m x 3.56m)

having window to front.

Bedroom 3

9' 1" x 10' 8" (2.77m x 3.25m)

having window to rear.

Shower Room

having shower cubicle, low level WC and vanity unit. Fully tiled walls and flooring. Heated towel rail, storage cupboard and window to rear.

Garage

9' x 15' 5" (2.74m x 4.70m)

having electric up and over door, plumbing for washing machine, water softener and boiler. Inside tap for use outside.

Outside

the property is set back behind a lawned foregarden

with shrubs to borders. Driveway offering Off Road Parking. Footpath leading to the side of the property giving access to the rear garden. The rear garden is laid to lawn area and large paved patio providing outdoor seating space. Borders to sides with plants, trees and shrubs. Greenhouse. Three garden sheds. Outside lighting and tap.



view this property online williamhbrown.co.uk/Property/LST106852



welcome to

The Sidings, Long Sutton Spalding

- THREE BEDROOM DETACHED BUNGALOW
- OPEN PLAN LIVING
- FAMILY SHOWER ROOM AND ENSUITE TO MASTER
- GARAGE AND AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

offers in the region of

£330,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106852



Property Ref:
LST106852 - 0006

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



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



williamhbrown.co.uk