



Delph Fields, Long Sutton Spalding PE12 9BJ

welcome to

Delph Fields, Long Sutton Spalding

Three double bedroom executive detached bungalow, PRIVATE CUL-DE-SAC LOCATION CLOSE TO AMENITIES. Spacious accommodation to include lounge, dining room, CONSERVATORY, kitchen & UTILITY. Family bathroom & EN-SUITE TO MASTER. Ample off road parking, INTEGRAL DOUBLE GARAGE, Front & Rear Gardens.



Entrance Hall

having four built-in storage cupboards and loft access with pull down ladder and lighting

Lounge

18' 4" x 18' (5.59m x 5.49m)

feature marble effect fireplace with inset gas fire and sliding uPVC door to conservatory. Door to:

Dining Room

10' 2" x 24' 2" (3.10m x 7.37m)

uPVC sliding door to rear garden and door to kitchen. Due to the size of the room, part of it has also previously been used as a study area

Kitchen

10' 7" x 14' 9" (3.23m x 4.50m)

having a range of wall and base units, wood effect work surfaces and a one and a half bowl stainless steel sink. Integrated electric double oven, four ring gas hob and extractor. Space for fridge freezer and door to:

Utility

9' 7" x 10' 7" (2.92m x 3.23m)

having a range of wall and base units, work surface and a stainless steel sink. Space for washing machine, tumble dryer, built-in pantry style storage cupboard, side door to garden and door to integral double garage

Conservatory

11' 7" x 15' 2" (3.53m x 4.62m)

having radiator and French doors to rear garden

Bedroom 1

12' 1" x 13' 7" (3.68m x 4.14m)

door to:

En-Suite

comprising three piece suite of WC, pedestal sink and shower cubicle with thermostatic shower. Extractor and fully tiled walls and floor

Bedroom 2

10' 10" x 10' 9" (3.30m x 3.28m)

built-in double wardrobe

Bedroom 3

8' 10" x 10' 11" (2.69m x 3.33m)

built-in double wardrobe

Bathroom

comprising four piece suite of WC, pedestal sink, bath and shower cubicle with dual head thermostatic shower. Extractor and fully tiled walls and floor

Outside

the property is approached by a private block paved driveway leading to a block paved parking area that also gives access to an integral double garage. A spacious front lawn sits to the right of the drive and there is side access to the rear garden. Fully enclosed by timber fencing and hedging, the rear garden is deceptively large and consists of a central lawn with plant and shrub borders to the side, a raised fish pond with filter and pump, a timber summerhouse and a timber garden shed. To the right hand side of the property there is an undercover storage area that can be accessed from the garden or by double gates to the front

Integral Double Garage

19' 8" x 20' 3" (5.99m x 6.17m)

having up and over door, power and lighting



view this property online williamhbbrown.co.uk/Property/LST106321



welcome to

Delph Fields, Long Sutton Spalding

- EXECUTIVE THREE BEDROOM DETACHED BUNGALOW IN POPULAR LOCATION
- LOUNGE, DINING ROOM, CONSERVATORY, REFITTED KITCHEN & UTILITY
- FAMILY BATHROOM & EN-SUITE TO MASTER
- AMPLE OFF ROAD PARKING & INTEGRAL DOUBLE GARAGE
- QUIET CUL-DE-SAC LOCATION CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106321



Property Ref:
LST106321 - 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



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



williamhbrown.co.uk