



Railway Lane North, Sutton Bridge Spalding PE12 9LP

welcome to

Railway Lane North,Sutton Bridge Spalding

Two double bedroom detached bungalow, RENOVATED & NOW TURN-KEY READY. Lounge & NEWLY FITTED KITCHEN. REFITTED SHOWER ROOM WITH MODERN THREE PIECE SUITE. Ample off road parking & DETACHED SINGLE GARAGE. Newly seeded front & rear gardens. CLOSE TO AMENITIES & WALKING DISTANCE TO DOCTORS



Entrance Hall

built-in cupboard with boiler, loft access.

Lounge

11' 9" x 11' 11" (3.58m x 3.63m)

having brick fireplace with electric fire.

Kitchen

11' 8" x 10' (3.56m x 3.05m)

having range of units at wall and base level, worktops with one half bowl sink. Integrated Zanussi oven, 4 ring gas hob and extractor. Space for fridge freezer, dishwasher and washing machine. New Boiler. Side door to driveway.

Bedroom 1

9' 8" x 12' 9" (2.95m x 3.89m)

Bedroom 2

11' 5" x 9' 3" (3.48m x 2.82m)

Shower Room

6' 9" x 6' 5" (2.06m x 1.96m)

having shower cubicle with dual head thermostat shower, low level WC and inset sink. Extractor, partly tiled walls.

Garage

9' 8" x 15' 4" (2.95m x 4.67m)

Outside

the property is set back behind a concrete drive offering off road parking for several cars. Lawned area and side gate access to rear garden. The rear garden is enclosed by fencing with paved path around the property and a newly laid lawn.



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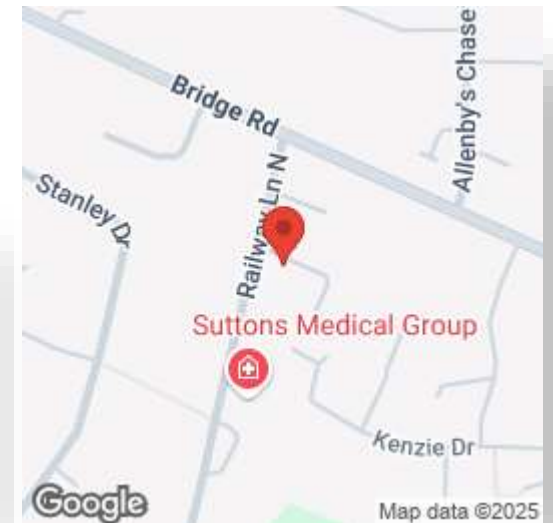
welcome to

Railway Lane North, Sutton Bridge Spalding

- TASTEFULLY RENOVATED TWO DOUBLE BEDROOM
DETACHED BUNGALOW
- LOUNGE & MODERN KITCHEN
- FAMILY SHOWER ROOM WITH THREE PIECE SUITE
- AMPLE OFF ROAD PARKING & DETACHED SINGLE
GARAGE
- SOUGHT AFTER LOCATION WITHIN CLOSE
PROXIMITY OF AMENITIES & WALKING DISTANCE TO
DOCTORS

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST106929 - 0009

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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