



**Seagate Road, Long Sutton Spalding PE12 9AB**



**welcome to**

**Seagate Road, Long Sutton Spalding**

Three/four bedroom detached house, WALKING DISTANCE TO LOCAL SHOP & CLOSE TO OTHER AMENITIES. Lounge, dining room & reception room/4th bedroom. DOWNSTAIRS SHOWER ROOM & UPSTAIRS FAMILY BATHROOM. Off Road Parking & Rear garden. AVAILABLE WITH NO CHAIN OR TENANTS IN SITU



**Entrance Hall**

having built-in cupboard. Stairs to first floor and laminate flooring.

**Shower Room**

7' 6" x 4' 5" ( 2.29m x 1.35m )

having shower cubicle with thermostatic shower, low level WC and inset sink. Heated towel rail, extractor, wall mounted boiler. Laminate flooring.

**Lounge**

9' 11" x 8' 5" ( 3.02m x 2.57m )

having laminate flooring.

**Dining Room**

7' 7" x 11' 10" ( 2.31m x 3.61m )

having laminate flooring.

**Reception Room / Bedroom 4**

9' x 8' 9" ( 2.74m x 2.67m )

currently being used as a bedroom. Laminate flooring.

**Kitchen**

7' x 15' 11" ( 2.13m x 4.85m )

having range of units at wall and base level, worktops with one and half bowl sink, integrated electric oven, 5 ring gas hob and stainless steel extractor. Space for fridge freezer and washing machine. Laminate flooring and door to garden.

**Landing**

having built-in storage cupboard and laminate flooring.

**Bedroom 1**

11' 5" x 15' 2" ( 3.48m x 4.62m )

**Bedroom 2**

8' 4" x 9' ( 2.54m x 2.74m )

**Bedroom 3**

8' 5" x 6' 3" ( 2.57m x 1.91m )

having laminate flooring.

**Bathroom**

9' 1" x 5' 7" ( 2.77m x 1.70m )

having bath with shower over, low level WC and inset sink. Heated towel rail, shaving point and laminate flooring.

**Outside**

the property sits back behind a driveway offering off road parking for 2 cars with gravel path to the front door. The rear garden is enclosed by fencing with patio area and central lawn.

**Agents Note**

the vendor has advised us that the property can be sold with no chain or with tenants in situ if an investor was interested. the vendor has also advised us the property is achieving circa £1,200 rent pcm



***view this property online*** [williamhbbrown.co.uk/Property/LST106933](http://williamhbbrown.co.uk/Property/LST106933)



**welcome to**

## **Seagate Road, Long Sutton Spalding**

- THREE/FOUR BEDROOM DETACHED PROPERTY
- LOUNGE, DINING ROOM & ADDITIONAL RECEPTION ROOM/4TH BEDROOM
- DOWNSTAIRS SHOWER ROOM & UPSTAIRS BATHROOM
- OFF ROAD PARKING & REAR GARDEN
- AVAILABLE WITH NO CHAIN OR WITH TENANTS IN SITU

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in the region of

**£200,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST106933](http://williamhbrown.co.uk/Property/LST106933)



Property Ref:  
LST106933 - 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)**